

Before the effective date of this Lease, Lessee shall furnish Union with certificates of insurance acceptable to Union which provide that coverage will not be cancelled or materially changed prior to 30 days advance written notice to Union, and further, that subrogation against Union is waived as respects Lessee's Worker's Compensation and Employer's Liability Insurance, except in matters where Union is the sole cause of such injury.

The insurance required hereunder in no way limits or restricts Lessee's obligation under this Paragraph as to indemnification of Union, and further, the insurance to be carried shall be in no way limited by any limitation placed upon the indemnity herein given as a matter of law.

Assignee agrees and promises to pay Assignor the sum of \$20,000.00 by certified check, as consideration for this Assignment, said payment being a condition of this Assignment.

Assignor shall have the right, the exercise of which Assignee shall not interfere, to remove all Union identification signs, logos, trademarks, displays or advertising of whatever kind from the subject premises, at any time after the effective date of the Mutual Termination Agreement, entered into between the two parties signatory hereto, dated February 19, 1962.

Assignee specifically acknowledges and understands that the aforementioned Lease Agreement dated December 4, 1961 does not allow him to remove any structures, including buildings, from the Leasehold, during the term of the Lease Agreement or upon termination thereof.

Assignee specifically acknowledges receipt of true and accurate copies, the verity of which he affirms by signature hereto, of the afore-mentioned Lease Agreements.

Assignee assumes and agrees with Assignor that upon non-performance or default of any provision of either of the aforementioned Lease Agreements, including the non-payment of all rents when due, Assignor shall have the right to immediately retake

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