

Hundred and No/100 (\$1,900.00) Dollars per month. Each option to extend the term of this Lease shall be deemed to be automatically given, unless not later than thirty (30) days prior to the termination of the original term or the termination of any extended term the Tenant gives to the Landlord written notice that the Tenant shall not exercise its right or option to further extend this Agreement.

5. The Tenant shall, without any previous demand therefor, pay to the Landlord the said rent at the times and in the manner above provided, and in the case of non-payment of said rent at the times and place above stated, and if the same shall remain in default for fifteen (15) days after written notice thereof from the Landlord to the Tenant, or in case the said lease premises shall be deserted or vacated, the Landlord shall have the right to and may enter the same as the agent of the said Tenant, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as agent for the Tenant and to receive the rent therefor.

6. The Tenant shall have the right to sublet, rent, or assign this Agreement or transfer possession of the premises or any portion thereof to any other party without the written consent of the Landlord, provided, however, that such subletting, rental or assignment thereof shall not relieve the Tenant from the full performance of this Agreement, but any payments received

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