

after giving seven (7) days written notice, either: (1) declare the full rental price for the entire term due and payable and re-rent the same, deducting the rent collected from said venture from the amount due and owing by the Lessee; (2) terminate the said Lease, enter and take possession of the said premises, free of any claim or rights of the Lessee, his heirs or assigns. The failure of the Lessor to take advantage of any default of the terms herein shall not be considered a waiver thereof.

ARTICLE XII

ACCESS BY LESSOR

Lessor may show the premises to prospective lessees during the four months prior to the termination of this Lease, during business hours upon reasonable notice to Lessee.

Lessor shall have the right to enter premises of Lessee at reasonable hours to inspect the premises and to make repairs which the Lessor may see fit to make.

ARTICLE XIII

TAXES

Lessor shall pay all real property county taxes.

ARTICLE XIV

*[Handwritten signature]*  
8/9/5