

natural expiration of this Lease, a new tenancy from month to month shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof, but shall be terminable on thirty (30) days written notice served by either Lessor or Lessee on the other party.

12. Surrender of Premises. At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this Lease, reasonable use and wear thereof and damages by the elements excepted.

13. Default. If any default is made in the payment of rent, or any part thereof, at the times hereinabove specified, or if any default is made in the performance of or compliance with any other term or condition hereof, this Lease Agreement with Option to Purchase, at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given ten (10) days written notice of any default or breach, and termination and forfeiture of the Lease shall not result if, within five (5) days of receipt of such notice, Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.

14. Abandonment. If at any time during the term of this Lease Lessee abandons the demised premises or any part thereof, Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion, as agent for Lessee, relet the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case, the Lessor may either retain said property as the property of Lessor or may be disposed of at public or private sale as Lessor sees fit, and Lessor is hereby relieved of all liability in doing so.

For purposes of this lease, "abandonment" shall mean the absence of Lessee from the demised premises for a continuous period of thirty (30) days except that the demised premises shall not be deemed abandoned as long as all rent payments due hereunder are paid.

15. Re-entry and Repossession on Default. Lessor may terminate this Lease in the event Lessee does not make any installment payment within thirty (30) days from the date said installment is due. Lessor shall have the right to re-enter and repossess the demised premises by force, and to dispossess and remove therefrom all occupants and their effects, without being liable for any prosecution therefor, and to hold the premises as if this Lease had not been made in the event a monthly rental installment remains unpaid after thirty (30) days as hereinabove set forth.

16. Notification to Lessor of Intent to Vacate. Lessee shall give to Lessor thirty (30) days written notice of intent to vacate. In the event Lessee vacates the demised premises prior to the fulfillment of the lease term, the Lessee shall forfeit the security deposit. Further, in the event Lessee intends to vacate prior to the expiration of thirty (30) days' notice, the Lessee shall pay to Lessor an additional one month's rent.