

9.3 that if Lessor, without executing a new written lease, suffers Lessee to remain in possession of the leased premises after the expiration of the original or any renewal term hereof, Lessee shall become a tenant from month-to-month upon the same rent and other conditions as herein provided, subject to termination by either party upon thirty (30) days' notice in writing.

10. The occurrence of any of the following shall constitute a default hereunder:

- (a) non-payment of any installment of rent for a period of ten (10) days after receipt of notice of non-payment.
- (b) continuation of any breach or non-performance of any covenant by Lessee, for a period of thirty (30) days after written notice to Lessee.
- (c) the bankruptcy or receivership of Lessee.
- (d) execution of an assignment or Deed of Trust by Lessee for the benefit of creditors.

11. In the event of default as defined in Paragraph 10 hereof, Lessor may pursue any of the following remedies:

- (a) sue for all rents then due and subsequently sue for rents thereafter to become due, plus an attorney's-reasonable fee and costs in connection therewith;
- (b) re-enter the leased premises and hold the same as if this Lease had never been made, evicting Lessee and removing Lessee's goods and chattels from the leased premises;
- (c) distraint upon Lessee's tangible personal property situate on the leased premises for all rent then in arrears; provided, however, such distraint shall not attach to any time sale instruments, bills, notes or money contained or stored in said tangible property;
- (d) after re-entry, re-let the leased premises, Lessee remaining liable for the amount by which the rents collected by reason of such subletting fail to equal or exceed the rents herein reserved unto Lessor, and
- (e) exercise the foregoing alternatively or cumulatively, provided Lessor's recovery shall not exceed the total rents reserved herein unto Lessor and remaining unpaid at time of default.

12. Miscellaneous and Supplementary Provisions.

12.1 Lessor shall provide off-street parking for _____ vehicles for exclusive use by Lessee and Lessee's customers.

12.2 If the light fixtures in the leased premises are to be furnished by Lessor, they will be of a type and number to provide at least fifty foot candle power of light at desk height.

13. This Lease shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and/or assigns of Lessor and Lessee.

IN WITNESS WHEREOF, Lessor signed and sealed this Lease on April 23, 1965, and Lessee signed and sealed the same on May 6, 1965

INDIVIDUAL LESSOR

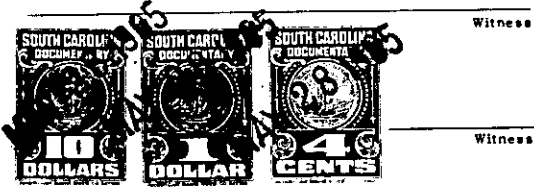
Evelyn Hooper _____
 Witness

Caryn Burns _____
 Witness

Master Giffin _____ (Seal)
 LESSOR

_____ (Seal)
 LESSOR

PARTNERSHIP LESSOR



CORPORATE LESSOR

ATTEST: _____
 Secretary

(Affix Corporate Seal)

LESSEE

ATTEST: _____
 Asst. Secretary

Kathleen _____
 Witness

Kathleen _____
 Witness

_____, Individually (Seal)
 and as a Partner in _____, LESSOR

_____, Individually (Seal)
 and as a Partner in _____, LESSOR

_____, LESSOR

_____, LESSOR

COMMERCIAL CREDIT CORPORATION

_____, LESSEE

By P. Winger _____
 Vice President

(Continued on next page)