

on the part of the Lessors to be done and performed, shall cease, terminate and be utterly void, without prejudice, however, to the right of the Lessors to recover from said Lessee all rent due up to the time of such entry.

Should said Lessee, without or with the express or implied consent of said Lessors, continue to hold and occupy the said premises after the expiration of the term of this lease, such holding over beyond the term and the acceptance or collection of rent by Lessors, shall operate and be construed as creating a tenancy from month to month and not for any other term whatsoever, but the same may be terminated by said Lessors giving said Lessee thirty (30) days' written notice thereof, and at any time thereafter said Lessors may re-enter and take possession of the said premises, any rule in law or equity to the contrary notwithstanding.

If the Lessors shall fail to keep or perform any of the agreements, covenants or conditions of this lease on the part of said Lessors to be kept, performed and observed, and if any of the aforesaid defaults are not cured within thirty (30) days from date of written notice by registered mail of such default service upon Lessors, or if said Lessors shall be adjudged a bankrupt, or shall make an assignment for the benefit of creditors, or if the interest of the Lessors herein shall be sold under execution or other legal process, Lessee may, at Lessee's election, and in addition to any and all other rights of Lessee under this lease, cancel this lease at any time after the expiration of thirty (30) days upon written notice by registered mail of such cancellation by Lessee, whereupon this lease shall terminate and be utterly void without prejudice, however, to the right of the Lessee to recover from said Lessors any and all damages for breach of this lease by Lessors.

TRADE FIXTURES

13. Any signs, trade fixtures and equipment installed on the leased premises by the Lessee may be removed if same can be done without material damage to the leased premises, or upon Lessee's agreeing at said time to repair at its expense any damage caused by such removal.

ASSIGNMENT AND SUBLETTING

14. Lessee may not assign or sublet the premises leased hereunder without the written consent of the Lessors, which consent shall not be unreasonably withheld, but it is understood and agreed that if the Lessors give