

11. DEFAULT - It is understood that if the LESSEE shall neglect to make any payment of rent when due, or neglect to do or perform any matter or thing herein agreed to be done and performed by it, and shall remain in default thereof for a period of thirty (30) days after written notice from the LESSOR calling attention to such default, the LESSOR may declare this lease terminated and take possession of said premises without prejudice to any other legal remedy it may have on account of such default. If the LESSOR shall neglect to do or perform any matter or thing herein agreed to be done and performed by it, and shall remain in default thereof for a period of thirty (30) days after written notice from the LESSEE calling attention to such default, the LESSEE may declare this lease terminated without prejudice to any other legal remedy it may have on account of such default.

12. TRADE FIXTURES - Any signs, trade fixtures, and equipment installed on the leased premises by the LESSEE may be removed by the LESSEE at any time and the LESSEE hereby agrees to repair at its expense any damage caused by such removal.

13. ASSIGNMENT AND SUBLETTING - The LESSEE may not assign nor sublet the premises without the written consent of the LESSOR, which consent shall not be unreasonably withheld. However, the LESSEE shall have the right to assign or sublet this lease to a subsidiary or affiliated corporation. In the event of assignment or subletting, the LESSEE shall continue to remain liable for all obligations of the LESSEE hereunder.

14. CONDEMNATION - If any portion of the leased property be condemned by any governmental authority and if same, in the opinion of the LESSEE, materially interferes with the peaceful and profitable occupation of the premises, the LESSEE may, at its option terminate this lease by giving notice thereof to the LESSOR and rent shall terminate as of the date the premises