

NOW, THEREFORE, in consideration of One Dollar (\$1.00), this date in hand paid to landlord by tenant and other good and valuable consideration, and of the mutual promises and agreements herein contained, it is agreed as follows:

Tenant herewith surrenders possession of said premises together with all of tenant's right, title, interest, and estate therein, to landlord. Landlord herewith accepts the surrender of such premises and of tenant's estate in premises.

Said indenture of lease dated December 16, 1946 by and between the parties hereto and all of the rights, duties, obligations and liabilities of the respective parties thereunder, herewith are fully cancelled and terminated and of no further cause or effect.

Landlord shall at landlord's sole cost and expense discharge all claims of brokers for bringing about said lease dated December 16, 1946, and/or this agreement and landlord hereby agrees to hold tenant harmless from any and all claims of brokers for bringing about said lease or for this agreement, or otherwise.

Except as stated herein, parties hereto severally release each other of and from any and all claims and rights of action which either may have against the other on account of, or arising out of said lease dated December 16, 1946.

IN WITNESS WHEREOF, the landlord has hereunto set their hands and seals and the tenant has caused this instrument to be signed by its duly authorized officer and its corporate seal to be hereunto affixed the day and year above written.