

terminate at the option of the "Lessor" and the entire amount of rental for the full term of said lease shall become, thereupon, due and payable and the "Lessor" shall thereupon be entitled to possession of said Premises.

In the event the "Lessee" should be adjudicated a bankrupt or placed in the hands of a receiver, or makes an assignment for the benefit of its creditor's, the lease shall thereupon be terminated at the option of the "Lessor".

It is understood and agreed that the "Lessee" herein shall have the right to sublease premises designated as 314 Beechwood Avenue but by doing so shall not relieve him from the payment of the rents herein stipulated.

It is understood and agreed that the "Lessee" shall not have the right to sublease the premises designated as 312 Beechwood Avenue except upon written consent of the "Lessor" and in the event the permission of the said "Lessor" shall be granted, it shall not operate so as to relieve the "Lessee" of the payment herein stipulated.

It is understood and agreed that the "Lessee", with the written consent of the "Lessor", shall have the right to make such improvements to said premises as he may see fit but upon termination of said lease by expiration or otherwise, said improvements shall not be removed from the property by the "Lessee" herein.

WITNESS our hands and seals this 6th day of

February, 1961.

WITNESSES:

Sarah Robinson

Wm. J. Howayeck

Nemie Elizabeth Haywood, as Committee of M.F. Haywood
Nemie Elizabeth Haywood as Committee of M.F. Haywood, "Lessor"

M. J. Howayeck
Phillips Food Center, Inc.
by M. J. Howayeck, Pres., "Lessee"

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