

SURRENDER AND DEFAULT

Lessee will surrender and deliver up said premises at the end of said term in as good order and condition as the same now are, reasonable use and natural wear and tear, fire or casualty excepted. If Lessee shall fail to pay the rent specified in this lease, or if any part thereof shall at any time be in arrears and unpaid, or if said Lessee shall fail to keep and perform and observe any of the covenants, agreements or conditions of this lease on the part of said Lessee 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 Lessee, or if said Lessee shall be adjudged a bankrupt, or shall make an assignment for creditors, or if the interest of the Lessee herein shall be sold under execution or other legal process, it shall be lawful for said Lessors, their successors, heirs and assigns, to enter into said premises and again have, repossess and enjoy the same, as if this lease had not been made, and thereupon this lease, and everything contained herein, on the part of said Lessors to be done and performed, shall cease, terminate and be utterly void, without prejudice, however, to the rights of the Lessors.

Should said Lessee, with or without the express or implied consent of said Lessors, continue to hold and occupy 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; 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 Lessors shall fail to keep and perform any of the covenants, agreements 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 creditors, or if the interest of the Lessors herein shall be sold under execution or other legal

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