

EIGHTH: It is expressly agreed that if at any time during the term of this lease the Lessee should be adjudged bankrupt, or insolvent by and Federal or State Court of competent jurisdiction, the Lessor may at his option declare this lease terminated and cancelled and take possession of said premises.

NINTH: It is understood and agreed that the Lessee shall have the right to extend the term of this lease for an additional period of two years, beginning on the 1st day of February, 1978, upon the same terms as herein provided for at a rental to be agreed upon by the parties.

TENTH: The Lessee shall not assign or sublease the demised premises without the written consent of the Lessor.

ELEVENTH: The Lessee covenants and agrees that it will take good care of the premises and upon the termination of this lease will surrender said premises in as good order and condition as they are in at the beginning of this lease, ordinary wear and tear excepted, and that it will make no unlawful or offensive use of the premises.

TWELFTH: It is expressly agreed that if any monthly installment of rent as herein called for remain overdue and unpaid for thirty days, the Lessor may at his option at any time during such default declare this lease terminated and cancelled and take possession of said premises.

THIRTEENTH: The Lessee, upon the payment of the rent herein reserved and upon the performance of all the terms of this lease, shall at all times during the lease term and during any extension or renewal term peaceably and quietly enjoy the leased property without any disturbance from the Lessor or from any other person claiming through the Lessor.

IN TESTIMONY WHEREOF, the Lessor and Lessee have each set his hand and seal or caused these presents to be signed in its corporate name by its President and attested by its Secretary and its corporate seal to be

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