

hereby conveyed for the next preceding calendar month.

The Grantor further covenants that if any lease set forth in Exhibit "A" is about to terminate or expire by its term and the Grantor does not intend to renew such lease, then at least 90 days prior to the termination or expiration of such lease it will serve the Grantee with a written notice sent by registered mail offering to assign to the Grantee without cost all of the Grantor's right, title and interest in and to such lease, and to assign to Grantee for the salvage value thereof such of the leasehold equipment and other personal property owned by the Grantor and then located on the property covered by such lease as the Grantee desires to acquire; it being understood that Grantor prior to serving such notice may remove all removable personal property and equipment from such property. The Grantee shall have a period of 20 days after receipt of such notice in which to serve the Grantor with a written notice sent by registered mail that the Grantee elects to receive such assignment. If the Grantee shall duly serve such notice upon the Grantor, then the Grantor agrees to deliver to the Grantee such assignment at the time and place set forth in the notice from the Grantee to the Grantor. If the Grantee does not serve such notice within the period of 20 days, there shall be no further obligation of the Grantor to the Grantee in connection with such lease.

Should the Grantor in any respect fail to perform or observe any material covenant or condition herein provided to be performed or observed by the Grantor, and such failure shall continue for 60 days after demand for performance and observance in