

15. **DEFAULT.** If tenant shall neglect or fail to make any rental payment within five (5) days after its due date. or if Tenant shall fail to cure (or to commence to cure) a default in the performance of any of the other of the Tenant's covenant's agreements or obligation within thirty (30) days after date of notice of such default by Landlord (or having commenced to cure), if Tenant shall be in default in the performance or observance of any covenant, agreement, or condition in this Lease contained on its part to be performed or observed other than obligation to pay money. and shall not cure any such default as provided herein, Landlord may, at its option. without waiving any claim for damages for breach of this Lease, at any time thereafter. Cure such default for account of Tenant; any amount paid or any liability incurred by Landlord in so doing shall be deemed paid or incurred for the account of Tenant. and Tenant agrees to immediately reimburse Landlord therefore. including reasonable attorneys fees as additional rent. or save Landlord harmless there from. In addition in the event of and unsecured default the Landlord may declare this lease in default in the terms of this lease and Landlord may terminate this lease and the Tenant shall thereupon immediately vacate the premises. Tenant shall be responsible for in addition to the Landlords lost rent, all expenses incurred by Landlord in eviction Tenant, Including but without limitation including reasonable attorneys fees and reasonable brokers fees and any monies collected from departing tenant.
16. **LANDLORD'S ACCESS.** Landlord and Landlord's agents shall have the right to Enter the Leased Premises at reasonable times for the purpose of inspection the same. showing the same to prospective purchasers, lenders, or lessees, and making such alterations, repairs, and improvements.
17. **HOLDING OVER.** IF the Lessee retains possession of the Premises or any part Thereof after the termination of the term the Lessee shall pay the Lessor ~~rent at~~ double the monthly rate specified in Paragraph #3 for the time the Lessee thus remains in possession of the premises, or turns into a new one year lease at Landlords sole discretion.
18. **SUBORDINATION.** Tenant agrees that this lease is, and shall be subordinate to All of Landlords mortgages on the premises whether new, or existing, hereafter placed on the premises in the future. And agrees to execute subordination and attornment agreements in the future. at the request of the Landlords mortgage holder. such cooperation is to be at no cost to Tenant or Landlord. Landlord agrees that so long as tenant subordinates to mortgage and not in default under this lease then tenant may not be disturbed even in foreclosure.
19. **PARKING:** Will be provided in the parking lot adjoining the premises For use by Lessee and its employees and invites. All parking is controlled by Landlord.