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(8) It is further agreed that in the event the premises are used for any business other than herein called for, or if the business is discontinued or the premises vacated before the expiration of this lease, or if the Tenant, its Successors or Assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver, or makes a general assignment of its property for the benefit of creditors, or files a petition pursuant to any state or federal law for the extension of its debts, or for re-organization, or if its stock of goods, wares, and merchandise located on the leased premises should be seized under attachment, execution, or other process, and such attachment, execution, or other process be not vacated or such property released within fifteen days, then and in any one of such events the Landlord may, at his option, either

(a) Declare the full rental price for the entire term immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent or to recover damages for the breach of said covenants; or

(b) Declare this lease terminated and enter and take possession of the leased premises and thenceforth hold the same free from the right of the Tenant or its Successors or Assigns to use said demised premises, but the Landlord shall, nevertheless, have the right to recover from the Tenant any and all amounts which, under the terms hereof, may then be due and unpaid for the use of the demised premises, provided the tenant shall not have paid said rent before the expiration of such fifteen days' notice.

(9) The Tenant shall keep the premises, building, and all fixtures, including heating apparatus, pipes, wires and windows in good order and repair during the term of this lease, and upon the expiration or termination of said lease, shall deliver up the premises, building and fixtures in as good repair as they were at the commencement of said lease, reasonable wear and tear along excepted.