

- Page Two -

its successors or assigns, go into bankruptcy, voluntary or involuntary, or are placed in the hands of a receiver, or make a general assignment of their property for the benefit of creditors, or file a petition pursuant to any State or Federal Law for bankruptcy or for extension of their debts, or for reorganization, or if his stock of goods, wares, merchandise, or equipment located on the premises should be seized under attachment, execution, or other process, and such attachment, execution, or other process be not vacated or the property released within fifteen (15) 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 his 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.

5. The Landlord agrees to keep in good repair the roof, outer walls, Floor joists (but not the floors), downspouts, stairway and elevator to said building; however, it is understood and agreed that the said roof, outer walls, floor joists, downspouts, stairway and elevator to said building are considered sound as of the date of this lease, and it is further understood and agreed that the load limit of the elevator is 1800 pounds; and that the Landlord shall not be called upon to make any inspection or repairs to them until notified of the necessity therefor, nor shall he be liable for damages from defects therein except those which are occasioned by the Landlord's