

lease, or sublet any part of the premises, provided however, that the Tenant shall remain obligated for the performance of the covenants of this lease, and further provided that any assignment or sublease shall not be for a use which will injure the building or increase the insurance rate of the Landlord, and provided further that if this lease is assigned prior to the expiration of the original term there shall be no option for renewal.

9. It is mutually agreed that if any installment of rent be past due and unpaid by the Tenant for a period of thirty days, or on violation of any of the terms and conditions of this lease which is not corrected within thirty days after written notice by the Landlord to the Tenant; or if the premises are used for any business other than that specified herein, or if said business is discontinued, or the premises vacated before the expiration of this lease, or the Tenant, 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 extension of their debts, or for reorganization, or if their stock of goods, wares and merchandise located on the leased premises shall 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 its successors or assigns, to use said demised premises, but the Landlord shall, nevertheless, have