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and after written notice given by the tenant, and a reasonable time to make such repairs has elapsed.

(7) Except as hereinabove provided, the landlord shall not be called upon to make any repairs or alterations during the term of this lease, and the tenant agrees to take the building just as it stands.

(8) It is further agreed that in the event the premises are vacated before the expiration of this lease, or if the tenant, its Successors and 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 reorganization, or if its stock of goods, ware 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 covenant; or

(b) Declare this lease terminated and enter and take possession of the leased premises and thenceforth hold the same free from any right of the tenant, or its successors and 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, including heating apparatus, wiring, windows and plumbing in good order and repair during the period of this lease, and upon the expiration or termination of said lease,