

(20) IT IS FURTHER UNDERSTOOD AND AGREED that should any installment of rent be past due and unpaid by the Lessee or should the Lessee fail to perform any of the other terms and conditions of this lease to be performed by it or should the Lessee fail to pay any indebtedness due by it unto the Lessor or in the event the business is discontinued or the premises vacated before the expiration of this lease or should the Lessee, its successors or assigns, go 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 its creditors, or files a petition pursuant to any state or federal law for the extension of its debts or for the reorganization, or if its stock of goods, wares or merchandise should be seized under attachment execution or other process and such attachment execution or other process be not vacated or the subject property released within fifteen (15) days, then, and in any one of such events, the Lessor at its sole option may, after giving fifteen (15) days notice either:

(a) Declare the full rental price for the entire term to be immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent. In the event the full rental price for the entire term of this lease becomes due and payable and is unpaid by the Lessee, it is understood and agreed that the Lessor shall have the right to take possession of the premises and re-lease the same to other persons, firms or corporations, crediting the Lessee with the net amount of the rent collected from said new lease to the extent of the rent for the unexpired term due and payable by the Lessee herein; or

(b) Declare this lease terminated and enter and take possession of the leased premises and thenceforth hold the same free and clear from any right of the Lessee or its successors and assigns to the use of said leased premises but the Lessor shall, nevertheless, have the right to recover from the Lessee any and all amounts which may then be due by the Lessee unto the Lessor and unpaid;