

Days and if the same not be corrected within Fifteen (15) Days after written notice, or on violation of any of the terms and conditions of this Lease which is not corrected within Thirty (30) 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, his or their heirs 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 declare this Lease terminated and enter and take possession of the leased premises, and thenceforth hold the same free from the rights of the Tenant, and his or their heirs and assigns, to use said described premises. It is further agreed that in the event of the termination of this Lease in any manner that the monthly payments shall be construed entirely as rentals and the Tenant will have no rebate or claims against the Landlord for such monies paid over.

11. The Landlord agrees that the Tenant, upon payment of the rents reserved herein, and upon the performance of the covenants and agreements herein provided to be observed and performed by them, shall peaceably and quietly hold and enjoy the within described premises for the term thereof.