

(6) The landlord agrees to carry and pay the premium on fire insurance policy, or policies, with extended coverage provisions, in amounts necessary to protect the landlord against loss by reason of damage to or destruction of buildings located upon the leased premises.

(7) It is further understood and agreed that should any installment of rent or other obligation by the tenant under this lease be past due and unpaid, the landlord may, at his option, after giving thirty days written notice, either:

(a) Declare the full rental for the entire period or term due and payable immediately, 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 thereafter hold the same free of the rights of the tenant, or its successors or assigns, to use said leased premises, but the landlord shall nevertheless have the right to recover from the tenant any and all sums which under the terms of this lease may then be due and unpaid for the use of the premises, provided the tenant shall not have paid said rent before the expiration of such thirty days notice.

(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 or 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, or 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.