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6. Should any installment of rent be past due and unpaid for a period of 30 days after due or if this lease should be assigned, or the premises or any part thereof be sublet without the written consent of the Landlord, the Landlord may, at his option, after giving 30 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 rents, 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 his heirs or assigns, to use said lease premises, but the Landlord shall, nevertheless, have the right to recover from the Tenant any and all sum which, under the terms of this lease, may then be due and unpaid for the use of the premises.

7. If the Tenant shall make any assignment for the benefit of creditors or shall be adjudged a bankrupt, or if a receiver is appointed, then the Landlord may, upon giving the tenant ten days notice in writing, terminate the right of possession of the property by the Tenant, and may, at his option, terminate this lease as in the case of any violation by the tenant of any of the terms, covenants and conditions herein.

8. It is agreed that the Tenant reserves the right and privilege, after payment of the rents to the expiration of this lease, of removing any and all trade fixtures and other fixtures of a similar nature which may be installed by, or at his expense.

9. This lease agreement executed by the Landlord and Tenant, in triplicate, merges all understandings and agreements between the parties hereto with respect to these premises, and shall constitute the entire lease agreement. Said lease agreement shall not be changed or modified except upon the written consent of the Landlord and Tenant, which written consent shall be executed in triplicate and attached to and become a part of the triplicate originals of this lease agreement.