

or cured within such thirty-day period aforesaid, then Landlord shall not have the right to take any of the foregoing actions by reason of such default if the Tenant shall in good faith have commenced within the said thirty-day period to rectify or cure the same and shall with all diligence prosecute the work until there shall have been full compliance.

REENTRY BY LANDLORD

In the event that the Tenant shall fail to pay the rental herein provided for or shall violate any of the other covenants herein contained and shall fail to rectify or cure such defaults within the respective times herein specified, after written notice from the Landlord, or if the premises are used for any other business than herein called for, or if said business is discontinued or the premises vacated except as herein provided before the expiration of this lease, or if the Tenant, its successors or assigns, is adjudicated a bankrupt, voluntary or involuntary, and such involuntary proceeding is not vacated or dismissed within sixty days, or is adjudged insolvent or makes a general assignment for the benefit of creditors, or if a receiver of the Tenant be appointed and such receivership not be vacated or annulled within sixty days, then and in any one of such events, the Landlord may either, by force or otherwise, reenter the premises without becoming liable to prosecution therefor and (a) declare the fixed rent for the entire unexpired 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 covenants. The Landlord may also re-let the premises as agent of the Tenant upon such terms as the Landlord shall consider reasonable and receive the rent therefrom, applying the same first to the payment of such expenses as the Landlord may be put to in reentering said premises and then to the payment of the rent for the entire term of said lease, and said reentry shall not terminate this lease or be considered the acceptance by the Landlord of the surrender of this lease, or (b) the Landlord may, at its option, terminate this lease and repossess the leased premises either by force or otherwise after notice as aforesaid of its intention to terminate, and thenceforth hold the