

ARTICLE XVI.

FORFEITURE

If default shall be made by the Lessee in the payment of rent due the Lessor as herein provided, which shall continue for the space of fifteen (15) days after written notice thereof shall have been given to the Lessee by Lessor, or if default shall be made in any of the other covenants herein to be performed by said Lessee, and said default shall continue for sixty (60) days after notice thereof in writing to Lessee by Lessor, then the Lessor may at any time thereafter, prior to the curing of such default, declare the term of this lease ended and terminated by giving the Lessee notice of such intention. Upon the termination of this lease, at the option of the Lessor as aforesaid by reason of such default (or at the expiration by lapse of time of the term hereby demised and its renewal thereof, if renewed) and if possession of the demised premises is not immediately surrendered, Lessor may immediately re-enter said premises and repossess himself thereof as of his former estate and remove all persons or effects therefrom, without being in any manner deemed guilty of trespass or forcible entry and detainer.

ARTICLE XVII.

SURRENDER OF PREMISES UPON
TERMINATION OF LEASE

The Lessee covenants and agrees that upon the termination of this lease, or any renewal thereof, by lapse of time or otherwise, it will surrender, yield up and deliver the demised premises in good, clean and tenantable condition, except the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage by fire, the elements, or other casualty.