

the building be totally or substantially destroyed by fire or other casualty so as to be totally unfit for occupancy or use, this lease shall be terminated at the election of either party, upon giving notice thereof to the other party.

10. The TENANT shall have the right to assign this lease or to sublet the premises, or any part thereof, provided that no assignment or sublease shall relieve the TENANT of its liability to the LANDLORDS for the rent.

11. It is mutually agreed that if any installment of rent be past due and unpaid by the TENANT for a period of thirty days, or on violation of any of the terms and conditions of this lease which is not corrected within thirty days after written notice by the LANDLORDS 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, its successors or assigns, goes into bankruptcy, voluntary or involuntary, or its 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 extension of its debts, or for reorganization, or if its 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 LANDLORDS may, at their option, either:

(a) Declare the full rental price for the entire term immediately due and payable and resort to any legal remedies at law or inequity 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 thenceforth hold the same free from the right of the TENANT, or its successors or assigns, to use said demised premises, but the LANDLORDS shall, nevertheless, have the right to recover from the TENANT