

and regulations pertaining to the use or occupancy of the demised premises. It agrees to deliver the premises to the Lessor upon termination or expiration of this lease in as good repair and condition as they were at the commencement of this lease, reasonable wear and tear excepted.

12. In the event of any breach or default by the Lessee of any covenant herein contained to be observed or performed by the Lessee, and the Lessee shall fail or refuse to correct any such breach or default within twenty (20) days after receipt of written notice thereof delivered by the Lessor to the Lessee by registered mail addressed to the Lessee at the demised premises; or in the event of the bankruptcy of the Lessee, or if a receiver be appointed for the Lessee, or if it make a general assignment for the benefit of its creditors, or if its property in the demised premises be taken under attachment, execution, or other process and not vacated or released within twenty (20) days, then, the Lessor may, at his option, either (1) declare the full rental for the entire term due and payable immediately and resort to any legal remedies for the enforcement or collection of the rent or recover damages for the breach of said covenants, or (2) declare this lease terminated and enter and take possession of the premises, and thereafter hold the same free of the rights of the Lessee, its successors and assigns; but, in any event, the Lessor shall have the right to recover from the Lessee any and all sums which may then be due for rent.

13. The Lessor shall not construct or permit the construction of any building or other structure upon his property in which the demised premises are located which may interfere with the entrance to and exit from the demised premises by persons or vehicles, nor shall he construct or permit the construction of any building or other structure between the

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