

if said business is discontinued, or the premises vacated before the expiration of this Lease, or the Tenant, his Heirs or Assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a Receiver, or makes a general assignment of his property for the benefit of creditors, or files a Petition pursuant to any State or Federal law for extension of his debts, or for reorganization, or if his stock of goods, wears and merchandise located on the leased premises should be seized under attachment, execution or other process and it be not vacated or the property released within fifteen days, then, and in any one of such events, the Landlord may, at his 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 in equity 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 his Heirs or Assigns, to use the said demised premises, but the Landlord shall, nevertheless, have the right to recover from the Tenant any and all amounts which under the terms hereof may be then due and unpaid for the use of the demised premises.

10. The Landlord agrees that he will not use or permit any of his remaining property, either adjoining the demised premises or in the close vicinity thereof, to be used for a dancehall, bowling alley, pool room or for any purpose or business where alcoholic beverages are consumed on the premises.

11. The Landlord agrees that the Tenant, upon payment of the rents reserved herein, and upon the performance of the

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