

if such violation is not corrected within 30 days after written notice from the landlord to the tenant, the landlord may at her option terminate this lease and reenter and take possession thereof without prejudice to the landlord's right to collect any rent that may be due up to the time of reentry.

12. It is further mutually agreed that if any installment of rent should be past due and unpaid by the tenant for a period of 30 days (provided, however, this shall not apply to isolated instances of excusable neglect) or on violation of any of the terms and conditions of this lease which is not corrected within 30 days after written notice by the landlord to the tenant or if the premises be vacated before the expiration of this lease, or the tenant, its successors and assigns, goes into bankruptcy, voluntary or involuntary, or is 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, wears and merchandise located on the leased premises should be seized under attachment, execution or other process, and such attachment, execution or other process be not vacated or the property released within fifteen days, then, and in any one of such events, the landlord may, at her 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

(Continued on Next Page)