

The Lessee shall pay any fire insurance premiums for the demised premises in excess of the rate paid by the Lessor at the time of the commencement of this Lease, if such increase shall result from the Lessee's occupancy or use of the demised premises.

XII.

If any installment of rent shall be past due and unpaid by the Lessee for more than thirty (30) days or if the Lessee shall breach any of the other provisions of this Lease provided for him to observe or perform and shall not correct such breach within thirty (30) days after such breach, or if the premises are vacated before the expiration of this Lease, or if the Lessee shall be placed in bankruptcy or receivership or make a general assignment of his property for the benefit of creditors, or if his property in the demised premises be seized under attachment, execution, or other process, and such attachment, execution, or other process be not vacated or such property released within fifteen (15) days, then, and in any one of such events, the Lessor may, at his option: (a) declare the full rental for the entire term due and payable, and may enter and take possession of the demised premises and resort to any legal remedies at law or in equity for enforcement and collection of the rent payable under this Lease or for the recovery of damages for the breach of said provisions, or (b) declare this Lease terminated and enter and take possession of the demised premises and thenceforth hold them free from any rights of the Lessee; but the Lessor shall nevertheless have the right to recover from the Lessee any amounts which may be due and unpaid under this Lease for the use of the demised premises.

(Continued on next page)