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(d) Fail to comply with and/or perform any term or condition of this lease, or

(e) Make an assignment for the benefit or voluntarily become the subject of any proceeding for the appointment of a receiver or trustee to take charge of its affairs, whether in or out of court, or file any petition in bankruptcy or in any state court whereby it desires to be adjudicated a bankrupt or ask for composition or extension of its indebtedness or if it take any action without court to compose or extend its debts, then, upon the happening of any such event, Lessor shall, at its option, give written notice to the Lessee that it declares the lease forfeited and the Lessee and all tenants claiming under it shall be deemed to have forfeited their leasehold and the Lessor shall thereupon have the right to re-enter the premises and remove the Lessee and all tenants claiming under it. Notice of the election of the Lessor of such forfeiture shall state the grounds for the same and shall be given thirty (30) days before such forfeiture shall take effect, during which thirty (30) days period Lessee shall have the right to cure any such default. The failure of Lessor to notify Lessee of forfeiture due to any default shall not be deemed a waiver of the right to declare such default or type of default in the future.

*Sublet
off*

On any such declaration of default and re-entry by the Lessor, the Lessor shall have the following options, any one of which may be elected by written notice directed to the Lessee and mailed within ten days after such re-entry.

(1) The right to completely terminate the lease fully terminating the liability of all parties thereunder; or

(2) To declare the rent for the entire remaining period of the lease immediately due and payable. If this option is elected, the Lessor agrees to pay over to the Lessee the net rentals received for the balance of the base term, from any reletting effected by the Lessor after deducting all costs incurred in connection with such re-entry and re-letting; or

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