

6. It is further agreed that in the event the premises are vacated before the expiration of this lease, or if 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 the extension of its debts, or for reorganization, or if its stock of goods, ware and merchandise located on the leased premises should be seized under attachment, execution or other process, and such attachment, execution or process be not vacated or such property released within fifteen days, then, and in any of such events, the Landlord may at its 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 any right of the Tenant, or its successors and assigns, to use 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 then be due and unpaid for the use of the demised premises, provided the Tenant shall not have paid said rent before the expiration of such fifteen days notice.

7. Should the building or any substantial part thereof be destroyed or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent or a fair and just proportion thereof, according to the nature and extent of the damages, shall be suspended and cease to be payable until the building is restored and made fit for occupancy or use. Should the building be totally or substantially

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