

thirty (30) days after written notice specifying the nature of default by the Lessor of any failure of the Lessee to perform any other of its obligations or covenants hereunder, then, and in the event of any such continued default, the Lessor, at its option, may terminate this lease by written notice to the Lessee, whereupon Lessor may, at its option, declare the rental for the entire term hereof immediately due and payable and proceed to collect same or at its option declare this lease breached and terminate and take immediate possession of the premises, collecting rentals up to the time of taking possession. After an authorized assignment or subletting, the occurring of any of the foregoing defaults shall affect this lease only if caused by the assignee or sublessee, and simultaneous notice of any such default shall be given by the Lessor not only to the assignee or sublessee, but also to the Lessee, in order to enable the latter, if necessary, to remedy the default if not remedied by the assignee or sublessee. Upon any termination by the Lessor pursuant hereto, the Lessee will at once surrender possession of the premises to the Lessor and will remove all of Lessee's effects therefrom and the Lessor may forthwith re-enter the premises and repossess itself thereof, and remove all persons and effects therefrom, using such force as may be necessary without being guilty of trespass, forcible entry or detainer, or other tort. No such termination shall in any way affect Lessee's obligation accruing hereunder prior to such termination. Notwithstanding any remedy hereinabove set forth, Lessor covenants and agrees to use reasonable diligence to mitigate its damages should Lessee become in default under the terms and conditions of this lease.

19. BANKRUPTCY OR DEBTOR PROCEEDINGS AGAINST LESSEE:

If the Lessee is adjudicated a bankrupt, or if a permanent receiver is appointed for the Lessee's property, including the Lessee's interest in the demised premises, and such receiver is not removed within sixty (60) days after written notice from the Lessor to the

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