

thereupon to take immediate possession of the premises, through any magistrate as in the case of a defaulting tenant at will, collecting the rental up to the time of the retaking of such possession; and if said rent shall not have been paid within thirty (30) days of receipt by the Lessees of such notice, or if said default of the Lessees in the performance of any of the other covenants and agreements hereof shall not have been made good within thirty (30) days of its receipt of such notice, the Lessor may, at any time thereafter, take the action specified in such notice.

(b) That in the event of bankruptcy of the Lessees, or if it should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, the Lessor, at its option, may declare this lease immediately terminated and may take possession of the premises, collecting the rental up to the time of such retaking of possession.

(c) That within thirty (30) days next preceding the expiration of the terms of this lease, the Lessor, its agents, prospective purchasers, prospective Lessees, or assigns, may, from time to time, enter upon the leased premises for the purpose of showing or viewing said premises and may affix to some suitable part of said premises a notice to rent, or to sell, the same or any part thereof, and keep the notice affixed without molestation by the Lessees.

(d) That no waiver by the Lessor of a breach of any covenant or agreement contained herein on the part of the Lessees shall constitute a waiver of a subsequent breach of the same or any other covenant or agreement.

(e) That if Lessees shall remain in possession of the premises after the terms hereof, such possession, shall not be deemed a renewal or extension of said term, but, to all the terms and conditions of this lease, shall constitute a tenancy from month to month only.

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