

or state law for the extension of its debts or for any arrangement or reorganization, of if the stock of goods, wares, merchandise or personal property located on the demised premises should be seized under attachment, execution or other process and be not vacated or such property released within fifteen days, then and in any one of such events, the Landlord may, after giving 10 days' written notice by registered mail of its intention to do so, 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 (this provision being supplemental to and not in lieu of the lien created in favor of the Landlord by statute), or to recover damages for the breach of said covenants, or (b) declare this Lease terminated and take possession of the demised premises and thenceforth hold the same free and clear of any claim or right of Tenant, its successors and assigns, but with the right, nevertheless, of Landlord to recover from the Tenant any past-due rentals.

Tenant shall maintain the premises in good repair, and shall turn over the premises at the termination of the lease period in as good condition as at the commencement of the lease period, normal wear and tear excepted. All improvements to the premises shall become the property of Landlord upon the termination of the lease.

Landlord warrants that on the effective date of this lease it will be the sole owner of the demised premises in fee simple, free of liens and encumbrances except for a first mortgage now owed on the premises and except a refinancing of said mortgage which is expressly agreed to by Tenant.

Landlord shall put Trust in possession of the demised premises and covenants and agrees that during the continuance of this lease Tenant shall have quiet possession and enjoyment of the premises.

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