

assignment or subletting, of which Lessor shall have been given notice pursuant to paragraph 21 hereof, simultaneous notice of any such default shall be given by Lessor to Lessee and any such assignee or sublessee in order to enable Lessee to remedy any such default not remedied by the assignee or sublessee. Upon any termination by Lessor pursuant hereto, Lessee will at once surrender possession of the premises to Lessor and will remove all of Lessee's effects therefrom and 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.

16. BANKRUPTCY OR DEBTOR PROCEEDINGS AGAINST LESSEE: If Lessee is adjudicated a bankrupt, or if a receiver is appointed for Lessee's property, including Lessee's interest in the demised premises, and such receiver is not removed within sixty (60) days; or if, whether voluntarily or involuntarily, Lessee takes advantage of any debtor relief proceedings under any present or future law, whereby the rent or any part thereof is, or is proposed to be, reduced or payment thereof deferred; or if Lessee makes an assignment for the benefit of creditors; or if the premises or Lessee's effects or interest therein should be levied upon or attached under any process against Lessee and not satisfied or dissolved within thirty (30) days; then, and in any of such events, Lessor, at its option, may terminate this lease by written notice to Lessee; whereupon this lease shall end and be terminated. Should this lease be terminated by reason of the foregoing, the premises will be surrendered immediately