

and resort to any legal or equitable remedies to which by law Lessors may be entitled for the collection of said rent or (b) at Lessor's option declare this lease terminated and enter and take possession of the leased premises, thenceforth holding the same free from any right of the lessee, her heirs and assigns, to use the same with the right to recover of Lessee any and all rents then due and unpaid up to the time of said taking; PROVIDED, HOWEVER, Lessee shall not have paid said rent in arrears before the expiration of said ten (10) days.

(14) COVENANT AGAINST UNLAWFUL USE: The leased premises shall be used for a restaurant and lounge only and Lessee covenants and agrees that she will not use or permit said premises to be used for any unlawful purpose or permit thereon anything which may be or become a nuisance; and that she will not do or permit to be done on said premises anything which might render void or voidable any policy for the insurance of said premises against fire.

(15) INSOLVENCY OF LESSEE: In the event of bankruptcy of Lessee or should she be placed in the hands of a receiver or make an assignment for the benefit of creditors and the same be not fully discharged within ninety (90) days from the occurrence thereof, Lessor may declare this agreement terminated and take immediate possession of said premises.

(16) SUB-LEASING: Lessee shall neither assign this lease nor sublease the premises, in whole or in part, except upon prior written consent of Lessor; in the event of a sublease, or assignment, Lessee shall remain fully liable for performance of all obligations under the terms and conditions of this lease.

(17) SURRENDER: Upon the expiration or other termination of the terms of this lease, Lessee shall quit and surrender to Lessor the demised premises broom clean, in good order and condition, ordinary wear and damage by the elements excepted. If the last day of the term

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