

display to prospective tenants or purchasers shall not be done in such a way as to interfere with any operation of the business of Lessee.

Lessor grants to Lessee the right to use the now installed tank located on the adjacent property of the Lessor. In the event the present fuel oil tank is removed or destroyed, Lessor agrees to provide the Lessee with a suitable fuel oil tank for its use in heating the demised premises.

In the event of failure of Lessee for fifteen days after written notice thereof by Lessor to pay the rent when due, or in the event the business of the Lessor is discontinued or the premises vacated before the expiration of the lease, or in the event the Lessee goes into voluntary or involuntary bankruptcy or receivership, or makes a general assignment for the benefit of creditors or files or has filed against it a petition pursuant to any Federal or State law for the extension of its debts or for an arrangement or re-organization, or if a substantial portion of personal property of the Lessee, 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, or in the event Lessee makes a partial or complete liquidation or disposition by corporate re-organization or otherwise of a substantial part of its assets, without a financially responsible party assuming the obligation of the Lessee under this Agreement, then and in any one of such events, Lessor, may, after giving ten (10) days notice by registered mail or its intention to do so:

- (a) 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 Lessor 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 from any claim or right of the Lessee or its successors and assigns, but with the right, nevertheless, of the Lessor to recover from the Lessee any past due rentals (this provision being supplemental to and not in lieu of the lien created in favor of Lessor by statute).

Lessor shall put Lessee in possession of the demised premises and covenants and agrees that during the continuance of this lease, or renewals thereof, Lessee shall have quiet possession and enjoyment of the premises.

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