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any breach of condition by the Tenant shall constitute or be construed as a waiver of any other condition or breach of condition, nor shall lapse of time after breach of condition by the Tenant before the Landlord shall exercise their option under this paragraph operate to defeat the right of the Landlord to declare this Lease null and void and to re-enter upon the demised premises after breach or violation.

(14) It is further agreed by and between the parties hereto that if at any time during the term of this Lease the Tenant shall make any assignment for the benefit of creditors or be decreed involvent or bankrupt by any court, Federal or State, of competent jurisdiction, or make any involuntary assignment of this Lease, the Landlord may, at his option, terminate this Lease, exercise of such option to be evidenced by notice to that effect served upon the Tenant or assignee or receiver, trustee or other person in charge of the liquidation of the property of the said Tenant, but such termination shall not release or discharge any payment of rent payable hereunder and then accrued, or any liability then accrued by reason of any agreement or covenant herein contained on the part of the said Tenant or its legal representatives.

(15) If the property, or any part thereof, wherein the demised premises are located shall be taken by public or quasi-public authority under any power of eminent domain, neither party hereto shall have any claim or interest in or to any award of damages to the other for such taking, and, at the election of either the Landlord or the Tenant, the Lease shall forthwith terminate.

(16) In case of the destruction of said building or premises by fire or the elements, during the term hereby created, or previous thereto, or such partial destruction thereof as to render the premises demised wholly untenable or unfit for

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