

the right of the Lessor to re-enter upon and retake possession of the leased premises in case of a breach of covenant by the Lessee).

(12) If, during the term of this Lease, the Lessee shall become insolvent, or either voluntarily or involuntarily enter into bankruptcy, receivership or other debtor proceedings, or shall make or attempt to make an arrangement or composition among its creditors under any statute or agreement, or shall permit an attachment or levy upon the leased premises, or shall vacate the leased premises without the written consent of the Lessor, then in any such event the Lessor may terminate this Lease, and the balance of the rent to be paid hereunder, as determined or to be determined in accordance with the provisions hereof, shall become immediately due, payable and collectible; and the Lessor may, without the necessity of a Court order and without being liable for trespass, re-enter and possess the leased premises, and for the account of the Lessee may relet all or any part of the premises and apply any rental income therefrom toward the satisfaction of Lessee's obligations under this Lease.

(13) All rights of the parties hereto as herein set forth shall be cumulative, and the waiver of any one breach of covenant herein shall not be construed as a waiver of any other breach.

(14) In any case where either party hereto is required to do any act (other than make a payment of money), delays caused by, or resulting from, an "Act of God" (as such term is legally construed in leases), by or from war, civil commotion, fire or other casualty, labor difficulties, general shortages of labor, materials or equipment, Government regulations or other causes beyond such party's reasonable control, shall not be counted in determining the time when the performance of such act must be completed.