

adjudicated a bankrupt or insolvent or take the benefit of any reorganization or composition proceedings or insolvency law or make an assignment for the benefit of creditors or if Tenant's leasehold interest under this lease shall be levied upon or attempted to be sold under any execution or process of law or if a receiver shall be appointed for Tenant, or if Tenant fails to take possession of the premises and open for business within thirty (30) days after notice from Landlord that the premises are ready for occupancy by Tenant, or if this lease or any interest therein shall pass by operation of law to any person other than the Tenant, then and thereafter Landlord shall have the right and option to terminate this lease, irrespective of whether or not default exists hereunder, said termination to be effective immediately upon Landlord's exercise of such option. In the event of such termination, Landlord shall be entitled immediately, or at any time thereafter, to sole possession of the leased premises, and the Tenant shall be liable and responsible to the Landlord for any damages provable by the Landlord and termination shall not relieve the Tenant from such liability.

TWENTY-ONE. DEFAULT OR ABANDONMENT. In the event Tenant shall fail to make any rental or other payment due hereunder within five (5) days after same shall be due or if the Tenant shall breach or fail to perform any agreements herein other than the agreement to pay rent and shall fail to cure such breach or perform such agreements within ten (10) days after written notice from the Landlord or if the Tenant shall abandon the leased premises during the term hereof, then the Landlord, in either such event, shall have the option to:

(a) Terminate this lease, resume possession of the property for its own account and recover immediately from the Tenant the difference between the rent provided for in this lease and the fair rental value of the leased premises for the remainder of the lease term, reduced to present worth, together with any other damages occasioned by or resulting from the abandonment or a breach or

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