

then the Lessor shall have the right and privilege to either (a) immediately terminate this Lease Agreement by thirty (30) days' written notice; or (b) to re-enter into possession of the premises and to hold the Lessee liable for the difference. If any, between the rental herein reserved for the unexpired portion of the term and any lesser amount which Lessor, in the exercise of reasonable diligence, is able to procure for the unexpired portion of the term, each monthly difference being a separate cause of action, nor shall Lessor be liable to Lessee for any larger amount of which Lessor is able to procure.

B. In the event of an insolvency, bankruptcy or a general assignment for the benefit of creditors in respect to a sublessee or assignee of this lease, then the provisions of Paragraph A of this article shall also apply to such sublessee or assignee without regard to the solvency of the Lessee herein.

16. DELIVERY AT END OF LEASE

The Lessee agrees to deliver up to the said Lessor, or Lessor's agents or assigns, the said premises at the end of this Lease Agreement, with the keys of same, cleared of all persons and property not belonging to same, and in the same good order and condition as the same were received by Lessee, ordinary wear and tear, and damage by fire or other casualty excepted. No demand or notice of such delivery shall be necessary.

17. RIGHT OF ENTRY

Lessor reserves the right during the term of this Lease Agreement to enter said premises at reasonable hours to show the same or inspect the same, but have no obligation to make an inspection of said property.

18. DEFAULT OF RENT, ETC.

All covenants and agreements herein made and obligations assumed are to be construed also as conditions, and these presents are upon the express condition that if Lessee shall fail to pay when due any of the aforesaid rent installments and the said failure to pay such shall continue for twenty (20) days after the mailing of written notice by certified or registered mail to Lessee by Lessor for such failure to pay, or should Lessee fail to perform or observe any of the other covenants, agreements or obligations herein made or assumed by said Lessee, and such failure shall continue for thirty (30) days after the mailing of written notice by certified or registered mail to Lessee by Lessor of such default, then and thence forth, in any of said events, this Lease Agreement may be forfeited

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