

DEFAULT: In the event LESSEE violates any of the terms or conditions of this Lease or fails to pay rentals as designated, and in the event such failure continues for a period of ten (10) days after written notice from LESSORS TO LESSEE to cure the same, LESSOR shall have the right to issue any legal process, re-enter the property or take any steps necessary for the protection of LESSORS' interest and LESSEE shall have responsibility for all reasonable expenses, reasonable attorney's fees and other items incurred by LESSORS for LESSORS' protection.

The LESSORS shall have a lien on all the property of LESSEE used or situated on the leased premises, to secure payment of the rent (and other indebtedness owing from LESSEE to LESSORS at any time during the existence of this Lease), to become due under this Lease and in default of payment may take possession of and sell such property as may be sufficient to pay the delinquent rent or indebtedness. Reasonable attorney's fees and all other reasonable costs and expenses incurred in the collection of such delinquent indebtedness shall be added to the amount of the indebtedness and shall be collectible as a part thereof.

BANKRUPTCY: In the event LESSEE is placed into bankruptcy, creditor's assignment or any other type of business operation failure procedures, voluntarily or involuntarily, LESSORS may cancel lease immediately and re-enter the premises or negotiate any other arrangements desired by LESSORS pertaining to the premises with LESSEE having absolutely no rights whatsoever other than LESSEE remaining fully responsible for rental payments for the remainder of the term that cannot be

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