

lease shall cease and come to an end, and the Tenant shall be liable for rent only up to the time of such destruction. In the event of a partial destruction of said premises, such as to render them unsuitable for the business of the Tenant, unless the premises are repaired and restored by the Landlord within ninety (90) days to a condition comparable to their condition at the time of such partial destruction, then at Tenant's option, this lease shall cease and come to an end, and the Tenant shall be liable for the rent only up to the time of such partial destruction of the leased premises. In the event of the occurrence of either of the two contingencies last mentioned, the Tenant shall be entitled to receive a prorata refund out of any advance rent paid by it for the rent period during which such premises were wholly or partially destroyed.

14. The Tenant covenants and agrees that if, at any time, it is adjudged bankrupt or insolvent under the laws of the United States or of any state, or makes a general assignment for the benefit of creditors, or if a receiver of its property is appointed and shall not be discharged within ninety (90) days after such appointment, then the Landlord may, at their option, declare the term of this lease agreement at an end and shall forthwith be entitled to immediate possession of the said premises.

15. If any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained by the Tenant, the Landlord will notify the Tenant of such default in writing, addressed to National Club Repair Center, Inc. at the above designated office address, and forwarded by registered mail, and unless such default be remedied as soon as may be reasonably possible, but not exceeding thirty (30) days, it shall be lawful for the Landlord to reenter the said premises and to again have and enjoy the same, but this provision is not applicable to a bona fide dispute as to the Tenant's liability to make repairs.

If the Landlord shall be in default or shall fail or refuse to perform or comply with any of its obligations under this lease, Tenant, in addition to but not in limitation of any other right, or remedy, after giving Landlord notice in writing of such default, failure or refusal and demand to remedy same, may, at Tenant's option, remedy the condition or matter referred to in such notice and Landlord agrees to reimburse Tenant for any expenses reasonably incurred in connection therewith.

16. Any trade fixtures, equipment, and other property installed in or attached to the demised premises by and at the expense of the Tenant, and all other items, whether trade fixtures or otherwise, installed by the Tenant shall remain the property of the Tenant; and the Landlord agrees that the Tenant shall have the right at any time and from time to time to remove any and all of its trade fixtures, equipment, and other property which it may have stored or installed on the demised