

In the event of a termination of this lease, as hereinabove provided, it is understood and agreed that any such termination shall be without prejudice to the rights of either the Lessor or Lessee to seek a separate award and recover from the condemning authority compensation for such damage caused by condemnation, it being further understood and agreed that neither shall have any rights in the award made to the other by any condemnation authority, except as expressly provided for hereinabove.

15. Bankruptcy, Breach or Default. If at any time during the term hereof and any renewal, proceedings in bankruptcy shall be instituted by or against the Lessee which results in adjudication of bankruptcy or if the Lessee shall file or any creditor of the Lessee shall file, or any person or persons shall file any petition under Chapter 11 of the United States Bankruptcy Code, as the same is now in force or may hereafter be amended, and the Lessee shall be adjudicated bankrupt, or if a receiver of the business or assets of the Lessee be appointed and such appointment shall not be vacated within sixty (60) days after notice thereof to the Lessee, or the Lessee makes an assignment for the benefit of creditors, or any sheriff, marshal, constable or keeper takes possession of the demised premises or property of the Lessee located thereon by virtue of an attachment or execution proceeding, or if any payment of rent shall be past due or unpaid for a period of ten (10) days past the due date (notice by the Lessor not being required in this instance), or if any of the terms or conditions of this lease agreement be violated and not cured within thirty (30) days following the giving of written notice thereof by Lessor to Lessee, this lease shall, at the option of the Lessor, terminate and the Lessor may thereupon lawfully enter into or upon the premises or any part thereof, repossess the same and expel Lessee therefrom, without prejudice to any other claim or remedies the Lessor may have for the collection of rent and/or for damages for breach of this lease. Upon such termination,

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