

on the part of Lessee to be performed, and any such default shall exist for a period of Thirty (30) days, then and in that case, the Lessor may serve upon said Lessee written notice of such default, and if such default shall then continue without being wholly remedied for a period of Fifteen (15) days after the service of such notice, then it shall and may be lawful for the Lessor, at his option, without further notice, to declare said demised term ended and to reenter and repossess the said demised premises and the building and improvements situated thereon, or any part thereof, either with or without process of law, and the said Lessee does in such event hereby waive any demand for possession of the demised premises and any and all buildings and improvements then situated thereon, and the Lessee covenants and agrees upon the termination of said demised term at the election of said Lessor, or in any other way, to immediately surrender and deliver up said above described premises and property peaceably to said Lessor, or the agents or attorneys of Lessor. Upon termination of this lease at any time and for any cause, all buildings, permanent fixtures and improvements then situate on said demised premises shall be forfeited to the Lessor and become his property, and no compensation therefor shall be allowed or paid the Lessee. Notice of default hereunder shall be given in writing, sent by registered mail, return receipt, to the Lessee's last known address and/or Lessee's assignee and to the record owner of any mortgage over Lessee's interest. The fifteen-day period above referred to shall begin from the date of return receipt.

7. REMEDIES OF LESSOR CUMULATIVE: It is mutually covenanted and agreed that the various rights, powers, options, elections, appointments and remedies of the Lessor contained in this agreement, shall be construed as cumulative, and no one of them exclusive of the other, or exclusive of any rights, remedies or priorities allowed by law.