

Should the Lessee fail to pay any installment of rent within sixty days after the same shall become due and payable, or fail to perform any of the covenants and conditions herein contained, then, in such event, the Lessor may, at his option, either declare the full amount of the rent for the entire term immediately due and payable and proceed to collect the same by legal process or may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the re-delivery of possession of said premises.

In the event of bankruptcy of the Lessee, or in the event that the Lessee shall be placed in the hands of a Receiver, or shall make an assignment for the benefit of creditors, the Lessor may, at his option, declare this lease immediately terminated and may take immediate possession of the premises.

The Landlord shall have the right to enter the demised premises at any time during regular hours of business of the Lessee to examine the same, or to run telegraph or other wires, or to make such repairs, additions and alterations as it shall deem necessary for the safety, preservation or restoration of the said building, or for the safety or convenience of the occupants thereof (there being no obligation, however, on the part of the Landlord to make any such repairs, additions or alterations except as otherwise provided herein), or to exhibit the same to prospective purchasers, and also the right to exhibit the said premises beginning three months prior to the expiration of the demised term, to prospective tenants.

The Tenant agrees to observe and comply with all laws, ordinances, rules and regulations of the Federal, State, County and Municipal authorities applicable to the business to be conducted by the Tenant on said premises which may affect the interests of the Landlord and the Tenant's occupancy thereof. The Tenant agrees not to do or permit anything to be done in said premises, or bring or keep anything therein which will in any way increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the