

not, provided that the Lessee shall repair any damage to the premises caused by such removal.

IX

In the event that any installment of rent shall be past due and unpaid after such installment is due, or in the event of the breach or default by the Lessee of any other covenant herein contained for it to perform or observe and the Lessee shall not have paid said rent or corrected said breach or default within fifteen (15) days after receipt of written notice from the Lessor to the Lessee to pay said installment of rent or to correct said breach or default; or in the event the premises are vacated before the expiration of this lease, or any extension thereof; or in the event the Lessee goes into bankruptcy or is placed in the hands of a receiver or makes a general assignment of its property for the benefit of creditors or signs a petition pursuant to any State or Federal laws for the extension of its debts or if its property located in the demised premises are seized under attachment or other process and such attachment or other process be not vacated or such property not released within twenty (20) days, then, and in any one of such events, the Lessor may, at his option:

A. Declare the full rental for the entire term immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent or to recover damages for the breach of said covenants, or

B. Declare this lease terminated and enter and take possession of the demised premises and thereafter hold the same free from any rights of the Lessee to use or occupy the demised premises, but the Lessor shall nevertheless have the right to recover from the Lessee any and all amounts which, under the lease, may be due and unpaid.

X

In the event the demised premises are partially destroyed or damaged by fire or other casualty so as to be temporarily unfit for occupancy or use by the Lessee, the rent, or a