

In the event of bankruptcy or receivership of the LESSEES or their assigns, or should the LESSEES make any assignment for the benefit of creditors, the LESSOR may at her option declare this lease immediately terminated and take possession of the premises, subject however, to the lien of any existing mortgage on the leasehold interest of LESSEES, or should the LESSEES fail to pay any installment of the rent or to pay taxes on improvements within thirty (30) days after the same shall become due or fail to perform any of the terms herein, the LESSOR may, at her option, either declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this lease terminated and take immediate possession of the premises, subject however, to the lien of any existing mortgage on the leasehold interest of LESSEES.

LESSEES and/or LESSEES' assigns and/or the record owner of any mortgage over LESSEES' interest, any or all of them shall have a period of Sixty (60) days from date of written notice to correct any default by LESSEES before LESSOR may exercise her right to terminate this lease.

This lease is subject to a sewer line which crosses the Northeastern side of Parcel 1 which has been called to the

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