

such event of default cannot be cured within said ~~fifteen (15)~~ <sup>THIRTY (30)</sup> day period, notwithstanding the exercise of due diligence by Lessee with respect thereto, Lessor shall not terminate this lease nor Lessee's right to possession nor exercise any of the remedies conferred on Lessor by the provisions of this Article VII, so long as the Lessee shall have commenced the curing of such default within said ~~fifteen (15)~~ <sup>THIRTY (30)</sup> day period and shall be continuing in good faith to cure the same.

(3) The making by Lessee of an assignment for the benefit of creditors or the filing by him of a petition in a court of record for voluntary bankruptcy, or the consenting by Lessee to the appointment of a receiver at the suit of some party other than Lessee.

B. Upon the occurrence of any such event of default, Lessor may, at Lessor's election, exercise any one or more of the following remedies. Any and all remedies specified herein shall be deemed cumulative and shall not be exclusive of the other remedies herein provided for, nor shall anything contained in this section be construed to deprive the Lessor of any other rights or remedies which it has pursuant to other sections of this lease.

(1) Lessor may, by appropriate legal or equitable proceedings require Lessee to specifically perform its covenants and obligations hereunder;

(2) Lessor, without further notice to Lessee and at the expense of Lessee, may cure said defaults, whereupon Lessee shall immediately reimburse or otherwise pay to Lessor any payments made or expenses incurred by Lessor in curing said default, together with the reasonable cost of so doing, plus interest at the rate of ten per cent (10%) per annum;

(3) Lessor may cancel and terminate this lease by notifying Lessee in writing of the election of Lessor so to do,