

of rent which cannot with due diligence be cured within such period of thirty days, the time within which to cure such default shall be extended for such reasonable period as may be necessary to cure the same in the exercise of due diligence. It is further covenanted and agreed between the parties hereto that any adjudication that the Lessee is bankrupt or otherwise insolvent, it shall be deemed to constitute a breach of this lease, and thereupon, ipso facto and without entry or other action by Lessor, this lease shall become and be terminated; and notwithstanding any other provisions of this lease, Lessor shall forthwith, upon such termination, be entitled to recover damages for such breach in an amount equal to the amount of the rent for the balance of said lease, less the fair rental value of said premises for the residue of said term.

13. Lessor covenants for Lessee's quiet enjoyment of the demised premises during the continuance of this lease, and Lessee covenants that upon termination of this lease or any extension thereof, that it will quietly and peaceably deliver up possession of the demised premises in good order and condition, reasonable wear and tear excepted. It is agreed that at the time of the termination of the original term of this lease, or if the termination occurs earlier by reason of default on the part of Lessee then and in either event, at such time the improvements located on the demised premises shall be the property of the Lessor, its successors or assigns.

14. The Lessor and Lessee hereby agree that all signs, moveable equipment and trade fixtures which be placed in or on the said premises by the Lessee shall remain the property of the Lessee which shall have the right to remove the same within ten (10) days

0 7 5 8

4328 RV-2