

covenants or agreements herein contained, or if Lessee goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of its property for the benefit of creditors, or files a petition pursuant to any Federal or State law for the extension of its debts or for recognition, then, and in any one of such events, the Lessors may:

- (a) Declare the full rental for the entire period due and payable immediately and resort to any or all remedies at law or in equity for the enforcement of its rights and to recover damages for the breach of the covenants herein contained, and
- (b) Enter and take possession of the leased premises and thereafter hold the same free of any rights of the Lessee to use said premises and, notwithstanding the taking of possession, the Lessors shall have the right to recover from the Lessee any and all sums which may be due under the terms of this Lease.

15. Subordination: Lessee agrees to subordinate this Lease to any mortgage that Lessors may have placed or may hereafter place upon the demised premises, and Lessee agrees to execute on demand any instrument reasonably required by a mortgagee.

16. Lessor's Right of Entry: Lessee agrees that Lessors or their agents or representatives shall have the right to enter into and upon the demised premises or any part thereof during regular business hours for the purpose of inspecting the same to insure that the covenants and conditions of this Lease are being complied with.

17. Licenses, Utility Charges, Etc.: In addition to the rental payments to be paid to Lessors by Lessee hereunder, Lessee shall make payment of all sums due on account of utility services provided to the demised premises, including but not limited to water, gas, electric and telephone, as they shall accrue and be payable. Lessee also agrees to make payment of all sums due on account of occupational licenses and other licenses or permits necessary in the operation of the business to be conducted on the demised premises.

18. Signs: Lessee shall have the right, at his own cost and expense, throughout the primary term of this Lease or any extension hereof, to install and maintain signs at such places upon the demised premises as Lessee, in his sole discretion, may desire; provided said installation complies with the laws affecting said location. Upon the expiration of this Lease, Lessee shall remove any such signs placed upon

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