

18.4. If Lessee makes an assignment for the benefit of creditors, or applies for or consents to the appointment of a trustee or receiver for all or for a major part of its property;

18.5. If a trustee or receiver is appointed for Lessee or for the major part of its property and is not discharged within sixty (60) days after such appointment.

18.6. If bankruptcy, reorganization, arrangement, insolvency or liquidation proceedings, or other proceedings for relief under any bankruptcy law or similar law for the relief of debtors is instituted by or against Lessee, and if instituted against Lessee, is allowed against Lessee, or is consented to, or is not dismissed within sixty (60) days after such institution.

LESSOR REMEDIES

19. In the case of any default as hereinabove provided, Lessor may, at its option, exercise any one or more of the following remedies:

19.1. Lessor may terminate this Lease by giving to Lessee notice of Lessor's intention to do so, in which event the term of this Lease or any renewal thereof shall end, and all right, title and interest of Lessee hereunder shall expire on the date stated in such notice, which shall not be less than ten (10) days after the date of the notice by Lessor of its intention so to terminate;

19.2. Lessor may terminate the right to Lessee to possession of the premises by giving notice to Lessee that Lessee's right of possession shall end on the date stated in such notice, which shall not be less than ten (10) days from the date of such notice, whereupon the right of Lessee to the possession of the premises or any part thereof shall cease on the date stated in such notice;

19.3 Lessor may enforce the provisions of this Lease and may enforce and protect the right of Lessor hereunder by actions in equity or at law for the specific performance of any covenant or agreement contained herein or for the enforcement of any other appropriate legal or equitable remedy.

LESSOR RE-ENTRY

20. If Lessor exercises either of the remedies provided for in 19.1 or 19.2 aforesaid, Lessor may then or at any time thereafter re-enter and take complete and peaceful possession of the premises,

(CONTINUED ON NEXT PAGE)