

event the Lessee should violate any of the terms and conditions of this lease on its part to be kept and performed, and such default continue for a period of twenty (20) days, then the Lessors may, at their option, declare the entire lease terminated and re-enter upon and retake possession of the property, provided said default has not been rectified by the Lessee within the said 20-day period. In case said breach or default is of such nature that the same cannot be rectified or cured within the 20-day period aforesaid, then the Lessors shall not have the right to take any of the foregoing actions by reason of such default if the Lessee shall in good faith have commenced within said 20-day period to rectify or cure the same and shall with all diligence prosecute the work until there shall have been full compliance. It is understood and agreed, however, that this provision shall have no effect insofar as default in the payment of rental is concerned and if default in payment of rental shall continue for the aforementioned 20-day period after the same shall become due and payable, then the Lessors may, at their option, declare the entire lease terminated as aforesaid, or the Lessors may further, at their option, declare the rental for the entire unexpired term as at once due and payable.

It is further expressly understood and agreed that if the Lessee should vacate said premises during the continuance or before expiration, or legal termination of this lease, without the written consent of the Lessors, then the rental for the whole term directed to be paid thereafter under this agreement shall become immediately