

or rent shall be past due and unpaid for ten (10) days, then in any or all of such events this agreement of lease shall henceforth terminate at the option of the Landlord. In the event the Tenant, its successors, shall neglect to perform any of the covenants and agreements herein contained to be observed and performed by said Tenant and notified of such failure or neglect in writing by the Landlord through registered mail addressed to the Tenant at the address of the building herein demised, and shall not have taken the necessary measures to correct said failure or default within ten (10) days, then the Landlord, their legal representatives, administrators, executors, heirs, assigns, may thereupon terminate this lease without further notice, and may lawfully thereupon enter into and upon the premises or any part thereof and repossess the same and expel the Tenant and those claiming under the Tenant and remove their effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claim or remedies they may have or use for arrears of rent or breach of covenant. Notice to quit, possession, and every other formality is hereby waived in case of default of payment of rents, and the said Tenant for himself and for all claiming under it waives the right to retain said premises herein demised, after a warrant to dispossess or after any re-entry by the Landlord by process of law or otherwise as herein provided.

The Landlord does hereby covenant and agree that if the Tenant shall pay the rent herein provided and shall keep, observe and perform all of the other covenants, conditions, and agreements of this lease by said Tenant to be kept, observed and performed, the Tenant shall and may peacefully and quietly have, hold and enjoy the said premises for the term aforesaid.

IT IS UNDERSTOOD AND AGREED that the Tenant herein