

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 a reorganization to avoid its debts, or if its stock and goods, wares and merchandise located on the leased premises should be seized under attachment, execution or other process and such attachment, execution or other process be not vacated or such property released within fifteen (15) days, then and in any one of such events, the Lessor may, <sup>(A)</sup> declare the full rental price for the entire term immediately due and payable and resort to any legal remedies, at law or in equity, for the enforcement or collection of the rent or to recover damages for the breach of said covenants; or

(b) Declare this lease terminated and enter and take possession of the leased premises and henceforth hold the same free and clear from any right of the tenant, its successors and assigns to use said demised premises, but the owner shall, nevertheless, have the right to recover from the tenant any and all amounts which under the terms hereof may then be due and unpaid for the use of the demised premises;

That the Lessor must, in the event of acting under paragraph a hereof, account to the Lessee for any rentals collected during the remainder of said lease term and accordingly credit same to the amount due under this lease for the rental price thereof.

9. Should this building be destroyed, or so damaged by fire or other casualty as to render the same unfit for occupancy, then upon the happening of either event, this lease shall terminate.

10. The Lessor covenants that the Lessee shall have quiet and peaceful possession of said property throughout the duration of this lease or any renewal thereof.

11. At the expiration of this lease, the lessee agrees to return the premises in substantially the same condition as when occupied, normal wear and tear accepted.