

any action, suit or proceeding by or against the Lessee, or if the interest of the Lessee in said premises shall be sold under execution or other legal proceeding, it shall be lawful for the Lessor to enter upon said premises and again have, reposses and enjoy the same as if this lease had not been made, and thereupon this lease and everything herein contained on the part of the Lessor to be done and performed shall cease and determine without prejudice, however, to the right of the Lessor to recover from the Lessee all rent due up to the time of such entry. In case of any such default and entry by the Lessor, the Lessor may relet said premises for the remainder of said term or the renewal thereof for the highest rent obtainable and may recover from the Lessee any deficiency between the amount so obtained and the rent herein reserved.

(2) That if the building on the leased premises shall be partially damaged by fire or other casualty to the extent that it is temporarily unfit for occupancy, the Lessor will promptly repair the same and the rent provided for herein, or a proportionate part thereof, shall be abated until such repairs are made; if the building on the leased premises shall be totally destroyed or substantially damaged by fire or other casualty to the extent that it is rendered untenable, the rent provided for herein,