

above described premises peaceably to the Lessor, or its agents or attorneys, immediately upon the termination of this Lease; and provided further, that the time limits specified in this Paragraph 12 in reference to notice of default and termination of this Lease shall not affect the Lessor's right to proceed by distraint or by other proper action at any time after thirty (30) days following the first of the month in which the same shall become due, to collect any rent which may be in default hereunder.

If the leased premises or any part thereof shall be abandoned, or if Lessee shall be dispossessed therefrom by or under any authority other than Lessor, or if a petition in bankruptcy shall be filed by or against Lessee, or Lessee shall file any petition or institute any proceeding under any Insolvency or Bankruptcy Act, or any amendment or addition thereto hereafter made, seeking to effect a reorganization or a composition, or if Lessee shall make a general assignment for the benefit of creditors, or if, in any proceedings based on the insolvency of Lessee or relating to bankruptcy proceedings, a receiver or trustee shall be appointed for Lessee or the leased premises and not be discharged within ninety (90) days, or if, at any time during the term hereof, the leasehold estate created hereby shall be taken on execution or by any process of law then Lessor may, at its option, terminate this Lease, without notice, and thereupon Lessor or Lessor's agents and servants may immediately, or at any time thereafter, re-enter the leased

(Continued on next page)