

Krystal's business, and that Krystal shall have and enjoy full, quiet and peaceful possession of the premises, their appurtenances and all rights and privileges incidental thereto during the term hereof.

Default

10. Default in the performance of any covenant, agreement, obligation or condition herein, or breach of any warranty or representation herein, voluntary institution of any insolvency proceeding or steps as debtor or insolvent, whether such default, breach or institution be on the part of Krystal or Owner, or involuntary insolvency proceedings brought against either Krystal or Owner which are not dismissed within sixty (60) days, shall entitle the other party, at its or his option, to terminate this lease, if after giving notice by such other party to the offending party of such intention to terminate, setting forth the ground thereof, the offending party does not within thirty (30) days take prompt and diligent steps to remedy such ground or grounds of termination. The party which has the option of terminating this lease under the provisions of the preceding sentence may, at its option, and in lieu of its other rights and remedies, correct such default and charge the reasonable cost thereof to the offending party, which said charge shall constitute a legal and valid debt of the party so charged. Upon any such termination for any default of Krystal, Owner, his agent or attorney, shall have the right, without further notice or demand, to re-enter and remove all persons and Krystal's property therefrom without being deemed guilty of any manner of trespass, or Owner, his agent or attorney, may resume possession of the premises and relet the same for the remainder of the term at the best rent Owner, his agent or attorney, may obtain, making reasonable efforts

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