

(9) Should any installment of the rent be past due and unpaid by Tenant for a period of thirty (30) days after notice of such delinquency from the Landlord, or in the event the premises are vacated before the expiration of this lease, or Tenant goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general 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 reorganization, then and in any of such events, Landlord may:

(a) 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 from the breach of said covenants; or

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

(10) Landlord shall put Tenant in possession of the demised premises and covenants and agrees that during the continuance of this lease Tenant shall have quiet possession and enjoyment of the premises.

(11) This lease shall not be assigned or the premises sublet without the written consent of the Landlord.

(12) Tenant shall keep the building and premises in good repair and order during the term of this lease, and upon the expiration of said lease, shall deliver up the premises in