

of the demised premises, or any part thereof, during the demised term for nonpayment of any tax or assessment, or in case the Lessee shall fail to keep insured any building, buildings, or improvements which may at any time hereafter be upon such premises, as herein provided for, or shall fail to spend insurance money, as herein provided for, or shall fail to build or rebuild, as herein provided for, or if the Lessee shall fail to keep any mortgage, having a priority over the Lease, in good standing in the manner herein provided for, or if the Lessee shall fail to perform any of the covenants of this Lease by it to be kept and performed, then, in any of such events, it shall and may be lawful for the Lessor upon election, to declare the demised term ended and to re-enter upon the premises and the building or buildings and improvements situated thereon, or any part thereof or thereon, either with or without process of law, the Lessee hereby waiving any demand for possession of such premises and any and all buildings and improvements then situated thereon, or the Lessor may have such other remedy as the law and this instrument may afford; and the Lessee covenants and agrees that upon the termination of the demised term, at such election of the Lessor, or in any other way, the Lessee will surrender and deliver up the demised premises and property (real and personal) peaceably to the Lessor, or the agent or attorney of the Lessor, immediately upon the termination of the demised term; and if the Lessee, its agent, attorney, tenants shall hold such premises, or any part thereof, one day after the same should be surrendered, according to the terms of this Lease, it shall be deemed guilty of forcible detainer of the premises under the statutes and shall be subject to eviction or removal, forcibly or otherwise, with or without process of law.

14.2 Lessor's remedies. Nothing herein contained shall be construed as authorizing the Lessor to declare this Lease in default, however, where the default consists in the nonpayment of rent, security, insurance premiums, or taxes until such nonpayment, in violation