

7. In the event the Tenant, its successors or assigns, shall be adjudicated bankrupt, insolvent according to law or assignment of its property shall be made for the benefit of creditors, or if its stock of goods, wares and merchandise be taken under attachment, execution or other process, and said attachment, execution or other process be not vacated or said property released within thirty (30) days, then in any or all of said events, this agreement of lease shall henceforth terminate at the option of the Landlords. In the event the Tenant, its successors or assigns shall fail or neglect to perform any of the covenants and agreements herein contained to be observed and performed by said Tenant and is notified of said failure or neglect in writing by the Landlords through registered mail, addressed to Tenant at No. 40 Wall Street, New York 5, New York, and shall not have taken measures to correct said failure or default within thirty (30) days, then the Landlords, their legal representatives, successors or assigns, may thereupon terminate this lease without further notice and may lawfully thereupon enter into and upon the premises or any part thereof, in the name of the whole, and repossess the same and expel the Tenant and those claiming under the Tenant, and remove their effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claims or remedies it may have or use for arrears of rent or breach of covenant.

Notice to quit possession and every other formality are hereby expressly waived in case of default of payment of rent. And the said Tenant for itself, and all claiming under it, waives the right to retain said premises herein demised after a warrant to dispossess or after any re-entry by the Landlords by process of Law of otherwise as herein provided.

8. The Tenant shall pay all bills and expenses for and in connection with the use of water, light, heat, etc.

9. The Tenant agrees that it will keep said premises in good state of repair (except the Landlords shall be required to keep the roof, outer walls of the building, downspouts and approaches in a good and habitable condition of repair), and at the Tenant's own cost and expense, and agrees that at the expiration or termination of this lease, it will quit and deliver up the said demised premises in as good condition of repair as they were at the beginning of this lease, natural wear and tear excepted.

10. It is understood and agreed that all covenants and agreements herein contained are binding upon the parties hereto and also upon their respective heirs, administrators, successors, legal representatives and assigns.

IN TESTIMONY WHEREOF, the parties of the First Part have hereto set their hands and seals, and the party of the Second Part has caused these presents to be executed by its Executive Vice President, attested by its Assistant Secretary and has affixed its corporate seal. This instrument is executed in duplicate and each copy is considered as an original and all is done as and of the day and year first above written.

WITNESS:

Drina H. Cushman

Freddie C. Charlotte (L.S.)

Perry D. Tripp

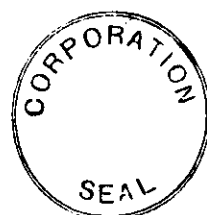
Paul G. Cushman (L.S.)

Landlords

ATTEST:

C. S. Welch

Secretary



WESTINGHOUSE ELECTRIC SUPPLY CO.

by: D. M. Salsbury

Executive Vice President