

after written notice thereof shall be given to the Lessee by the Lessor, or in case the Lessee shall fail to comply with any other provision or condition of this lease on its part to be kept and performed and such default shall continue for a period of twenty (20) days after written notice thereof shall be given to the Lessee by the Lessor, or if the Lessee shall be adjudged bankrupt, or shall make an assignment for the benefit of creditors, or if a receiver of any property of the Lessee in or upon said premises be appointed in any action, suit or proceeding, by or against the Lessee and the same shall not be vacated or annulled within sixty (60) days, or if the interest of the Lessee in said premises shall be sold under execution, or other legal process, it shall be lawful for the Lessor to enter upon said premises and again have, repossess and enjoy the same as if this lease had not been made, and thereupon this lease and everything herein contained on the part of the Lessor to be done and performed shall cease and determine, without prejudice, however, to the right of the Lessor to recover from the Lessee all rent due up to the time of such entry. In case of any such default and entry by the Lessor, said Lessor may relet said premises for the remainder of said term for the highest rent obtainable, and may recover from the Lessee any deficiency between the amount so obtained and the rent herein reserved.

(e) In the event the whole of the premises hereby leased or such portions thereof without which the continuance of the Lessee's business would be impracticable, are taken by action of any governmental authority for public use or by decree of court in any action by any corporation or other party vested by law with right of eminent domain, then this lease with all rights, privileges and obligations hereby granted and imposed shall forthwith cease and determine without prejudice to the rights of the respective parties to claim, recover and retain damages suffered by them on account of such taking. If, however, only a part of said demised premises is appropriated and sufficient area remains for the practicable conduct of Lessee's business, then the Lessee shall relinquish only the part taken, and this lease shall