

written notice received from Landlord, shall cease and determine and from thenceforth it shall and may be lawful for Landlord to re-enter the premises leased and the same to have again, repossess and enjoy. Landlord shall not be entitled to recover possession of the leased premises or to take any other action for the purpose of terminating this lease or recovering such possession based on any alleged default by Tenant hereunder unless Tenant shall be notified in writing of such alleged default and shall fail to rectify or cure the same within the respective periods above mentioned.

Notwithstanding the foregoing, in case the default complained of shall be of such a nature that the same cannot be rectified or cured within such thirty-day period aforesaid, then Landlord shall not have the right to take any of the foregoing actions by reason of such default if the Tenant shall in good faith have commenced within the said thirty-day period to rectify or cure the same and shall with all diligence prosecute the work until there shall have been full compliance.

REMEDY BY LANDLORD

In the event that the Tenant shall fail to pay the rental herein provided for or shall violate any of the other covenants herein contained and shall fail to rectify or cure such defaults within the respective times herein specified, after written notice from the Landlord, or if the premises are used for any other business than herein called for, or if said business is discontinued or the premises vacated except as herein provided before the expiration of this lease, or if the Tenant, its successors or assigns, is adjudicated a bankrupt, voluntary or involuntary, and such involuntary proceeding is not vacated or dismissed within sixty days, or is adjudged insolvent or makes a general assignment for the benefit of creditors, or if a receiver of the Tenant be appointed and such receivership be not vacated or annulled within sixty days, then and in any one of such events, the Landlord may either, by force or otherwise, re-enter the premises without becoming liable to prosecution therefor and (a) declare the fixed rent for the entire unexpired 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 for the breach