

XVII.

It is expressly understood and agreed that if the Lessee shall file a petition in bankruptcy or be adjudicated a bankrupt, or make an assignment for the benefit of creditors to take advantage of any insolvency act, the Lessor may, if it so elects, at any time thereafter, terminate this lease and the term thereof upon giving to the Lessee five (5) days' notice in writing of its intention so to do, and upon the giving of such notice, this lease and the term thereof shall terminate, expire and come to an end on the date fixed in such notice as if said date were the date originally fixed in this lease for the termination or expiration thereof.

XVIII.

Any notices under the lease, if intended for the Lessor, shall be addressed to Malja Corporation at 617 Waughtown Street, Winston-Salem, North Carolina; and if intended for the Lessee, shall be addressed to McLean Trucking Company, P. O. Box 213, Winston-Salem, North Carolina; provided, however, either party may, by notice in writing by registered mail, return receipt requested, change the place for giving of such notices from time to time.

XIX.

This lease shall enure to the benefit of, and be binding upon, the parties, their heirs, administrators, executors, successors and assigns.

XX.

The failure of the Lessor to insist upon strict performance of any of the covenants or conditions of the lease, or to exercise any option herein conferred in any one or more instances, shall not be construed as a waiver or relinquishment for the future of any such covenants, conditions or options, but the same shall be and remain in full force and effect.