

same or any other covenant.

15. FORFEITURE ON DEFAULT: It is further covenanted and agreed that if any default shall be made by the Lessee in any payment of rents, taxes, assessments, or any other sums herein stipulated and agreed to be paid by the Lessee, or the Lessee shall fail to keep and perform any other covenant, condition or agreement, herein provided on the part of the Lessee to be performed, and such default shall continue for a period of sixty (60) days, the Lessor may serve upon the Lessee written notice of such default; and if such default shall then continue without being wholly remedied for a period of sixty (60) days after the service of such notice and a copy of said notice shall have been mailed at the same time of its mailing to the Lessee by the Lessor to any mortgagee of the Lessee who has heretofore left a mailing address with the Lessor for such purpose, then it shall and may be lawful for the Lessor, at his election, upon giving ten (10) days' written notice to the Lessee and any mortgagee entitled to notice hereunder directing the Lessee to vacate said premises, to declare this lease terminated, and to re-enter and repossess the leased premises, and the buildings and improvements situated thereon, and in such event, the Lessee hereby waives any demand for possession of the leased premises, and any and all buildings and improvements thereon, and the Lessee agrees, upon the termination of this lease at the election of the Lessor, or in any other way as herein provided, (subject to the rights of any and all tenants holding under the Lessee) to surrender the above described

12.
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