

reorganization, or if the stock of goods, wares, merchandise or personal property located on the demised premises should be seized under attachment, execution or other process and be not vacated or such property released within fifteen (15) days, then and in any one of such events, this lease shall terminate. Upon such termination the Landlord shall take possession of the demised premises and thenceforth hold the same free and clear from any claim or right of the Tenant, his heirs and assigns, it being expressly agreed by the parties hereto that the improvements placed on the premises by the Tenant, which shall then belong to the Landlord, shall constitute liquidated damages for the breach of said lease and the Tenant shall have no obligation to pay the rental for such term of the ten (10) years as shall then remain.

(B) During any period of extension of this lease, should the Tenant fail to pay the rent when due or the taxes and assessments against the improvements and equipment when due, and such default is not cured within thirty (30) days thereof, or in the event the premises are vacated and abandoned before the expiration of any extension of this lease or Tenant goes into voluntary or involuntary bankruptcy or receivership or makes a general assignment for the benefit of creditors, or files or has filed against him a petition pursuant to any Federal or State law for the extension of his debts or for an arrangement or reorganization, or if the stock of goods, wares, merchandise or personal property located on the demised premises should be seized under attachment, execution or other process and be not vacated or such property released within fifteen (15) days, then and in any one of such events, Landlord may, after giving ten (10) days written notice by registered mail of his intention to do so, either (a) declare the full rental price for the entire term immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent (this provision being supplemental to and not in lieu of the lien created in favor of the Landlord by statute), or to recover damages for the breach of said covenants, or (b) declare this

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