

(i) The Lessees agree that should they fail to pay the rent hereinabove provided within one (1) month after the same shall become due, or in the event of the bankruptcy of the Lessees, or should they be placed in the hands of a receiver, or make an assignment for the benefit of creditors, or fail and neglect to carry out any of the covenants and agreements herein set forth, the Lessor, may, at its option, declare this Lease terminated and take immediate possession of the premises leased herein, collecting all rents due and payable up to the time of taking of possession, in addition to any damages caused the Lessor by the breach on the part of the Lessees of any covenants and agreements contained herein.

(j) The Lessor is the owner of the exclusive rights to use the name "Barbecue King" in connection with the sales of foods, sauces and related products in the aforescribed business, and the Lessees shall use the name "Barbecue King" or "Barbecue King Drive-In" only in connection with the sale of foods and related products from the within leased business and premises and in no other connection whatsoever. As a part of the consideration for this Lease, the Lessees covenant and agree to continue at all times during the term hereof to offer for sale to the public all such foods and related items which are now offered for sale in the said business, the same being described and more fully set forth in a certain Menu attached hereto, marked "Exhibit B", and made a part hereof as though fully set forth herein, and, in addition to the foods and related products as aforesaid, the Lessees shall be permitted to serve and offer for sale to the public steaks and salads of all types and kinds. With the exception of those foods and related products hereinabove described, the Lessees covenant and agree not to offer for sale, serve or sell any other types and kinds of foods and related products whatsoever, without first securing the written approval of the Lessor.

(k) The Lessees shall not at any time during the term hereof sell or offer for sale any alcoholic beverages upon the leased premises, and shall not use the said premises for the operation of drive-in service with the use