

observed, the Lessee shall and may, peaceably and quietly, have, hold and enjoy the said premises for the term aforesaid.

(d) If the Lessee shall at any time be in default in the payment of rent herein reserved, or in the performance of any of the covenants, terms, conditions or provisions of this lease, and the Lessee shall fail to remedy such default within Ten (10) days after written notice thereof from the Lessor; or if the Lessee shall be adjudged a bankrupt, or shall make an assignment for the benefit of creditors, or if a receiver of any property of the Lessee in or upon said premises be appointed in any action, suit or proceeding by or against the Lessee, or if the interest of the Lessee in said premises shall be sold under execution or other legal process, it shall be lawful for the Lessor to enter upon said premises, and again have, repossess and enjoy the same as if this lease had not been made, and thereupon this lease and everything herein contained on the part of the Lessor to be done and performed shall cease and determine, without prejudice however to the right of the Lessor to recover from the Lessee all rent due up to the time of such entry. In case of any such default and entry by the Lessor, said Lessor may relet said premises for the remainder of said term for the highest rent obtainable, and may recover from the Lessee any deficiency between the amount so obtained and the rent therein reserved.

(e) This lease and all the covenants, provisions, and conditions herein contained shall inure to the benefit of and be

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