

whether imposed by meter or otherwise. Lessee shall pay for all gas, electricity, fuel and like utilities used or consumed in the demised premises.

ARTICLE XIX - BANKRUPTCY

Section 1. If, at any time prior to the date fixed as the commencement of the term of this lease, a petition in bankruptcy or insolvency or for reorganization or arrangement or for the appointment of a receiver or trustee of all or a substantial part of Lessee's property is filed in any court by Lessee, or if filed against Lessee, proceedings to vacate same are not commenced within thirty (30) days thereafter and diligently prosecuted, or if Lessee makes an assignment for the benefit of creditors, then, and in any such event, this lease shall be terminated and canceled and neither Lessee nor any person claiming through Lessee shall be entitled to possession of the demised premises.

Section 2. If, at the date fixed as the commencement of this lease, or if, at any time during the term of this lease, a petition in bankruptcy or insolvency or for reorganization or arrangement of, for the appointment of a receiver or trustee of all or a part of Lessee's property is filed in any court by Lessee, or if filed against Lessee, proceedings to vacate same are not commenced within thirty (30) days thereafter and diligently prosecuted, or if Lessee makes an assignment for the benefit of creditors then and in any such event this lease shall be terminated and canceled and neither Lessee nor any person claiming through Lessee shall be entitled to possession of the demised premises.

(CONTINUED ON NEXT PAGE)