

and made fit for occupancy and use, which restoration the Landlord shall forthwith commence and complete. In the event the whole of the demised premises and improvements should be so taken or destroyed, either party may terminate this lease by giving unto the other written notice within thirty (30) days from the date of destruction or taking of the same.

Defaults. In the event that the Tenant fails to pay the rental within thirty (30) days after the same becomes due, or fails and neglects to carry out any of the covenants and conditions herein imposed upon the Tenant, the Landlord may, at his option, declare the rental for the entire term hereof immediately due and payable and proceed to collect the same, or, at his option, declare this lease breached and terminated and take immediate possession of the premises, collecting rentals up to the time of taking possession. In the event of the bankruptcy of the Tenant, or should the Tenant make an assignment for the benefit of creditors or be placed in the hands of a receiver, the Landlord may, at his option, declare the term hereof terminated and take possession of the premises. No waiver of any covenant contained in this lease shall be implied by neglect of the Landlord to take any action on account of the breach or violation of the same. None of the rights and remedies herein contained shall exclude the other rights and remedies allowed by law to the Landlord. In the event the Landlord fails or neglects to carry out any of the covenants and conditions herein imposed upon him, the Tenant may, at its option, declare this lease breached and quit possession of the premises.

Liens. Should the premises herein leased be levied upon by way of execution or attachment, or become subject to the lien of any judgment or Mechanics' or Materialmen's Lien, or should any Notice of Lis Pendens be filed against the premises, any of which have been brought about by the acts or neglects of the tenant, and should the same remain unremedied

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