

the Lessors during the occupancy of the tenant immediately preceding the Lessee, if such increase shall result from the Lessee's occupancy and use.

XVIII

The Lessee shall be responsible for and shall pay all utilities, except for those provided herein to be paid by the Lessors.

XIX

If any installment of rent shall be past due and unpaid by the Lessee for more than ten (10) days, or if the Lessee shall breach any of the other provisions of this Lease for it to observe or perform, and such rent shall not be paid or such breach corrected within thirty (30) days after receipt of written notice by the Lessors to the Lessee to pay said rent or to correct said breach, or if the premises are vacated before the expiration of this Lease, or if the Lessee shall be placed in bankruptcy or in receivership or makes a general assignment of its property for the benefit of creditors, or if its stock of goods should be seized under attachment, execution, or other process, and such attachment, execution, or other process be not vacated or such property released within twenty-one (21) days, then, and in any one of such events, the Lessors may, at their option, (a) declare the full rent for the entire term due and payable, and may enter and take possession of the demised premises and resort to any legal remedies at law or in equity for the enforcement and collection of the rent payable under this Lease or the recovery of damages for the breach of said covenants, or (b) declare this Lease terminated and enter and take possession of the demised

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