

10. Termination for Default. It is further expressly understood and agreed that in the event there be any default in the payment of the rental hereinabove reserved or any breach by Lessee of any other covenants on the part of the Lessee herein contained, and such default or breach shall continue after thirty days' written notice to Lessee, then and in any such event it shall be lawful for Lessors to re-enter into and upon the said premises or any part thereof in the name of the whole and thereupon, the lease shall, at the option of the Lessors, absolutely terminate; provided that in the case of a breach of covenant other than non-payment of rent which cannot with due diligence be cured within such period of thirty days, the time within which to cure such default shall be extended for such reasonable period as may be necessary to cure the same in the exercise of due diligence. It is further covenanted and agreed between the parties hereto that any adjudication that the Lessee is bankrupt or otherwise insolvent, it shall be deemed to constitute a breach of this lease, and thereupon, ipso facto and without entry or other action by Lessors, this lease shall become and be terminated; and notwithstanding any other provisions of this lease, Lessors shall forthwith, upon such termination, be entitled to recover damages for such breach in an amount equal to the amount of the rent for the balance of said lease, less the fair rental value of said premises for the residue of said term.

11. Surrender of Premises on Termination..

Lessors covenant for Lessee's quiet enjoyment of the demised premises during the continuance of this lease, and Lessee covenants that upon termination of this lease or any extension

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