

reasonable times and on reasonable notice. During the six months preceding the expiration of this lease the tenant shall permit inspection of the leased property during such hours by or on behalf of prospective tenants at reasonable times and on reasonable notice.

The occurrence of any of the following shall constitute an event of default:

(1) Delinquency in the due and punctual payment of any rent or additional rent payable under this lease when such rent shall become payable, for a period of ten days after written notice.

(2) Filing by the tenant in any court pursuant to any statute, either of the United States or any state, of a petition in bankruptcy or insolvency, or for reorganization, or for the appointment of a receiver or trustee of all or a portion of the tenant's property, or an assignment by the tenant for the benefit of creditors.

(3) Filing against the tenant in any court pursuant to any statute, either of the United States or of any state, of a petition in bankruptcy or insolvency, or for reorganization, or for appointment of a receiver or trustee of all or a portion of the tenant's property, if within 90 days after the commencement of any such proceeding against the tenant such petition shall not have been dismissed.

(a) Upon the occurrence of an event of default, the landlord at any time thereafter may give written notice to the tenant specifying such event of default and stating that the lease shall expire on the date specified in such notice, which shall be at least 30 days after the giving of such notice, and upon the date specified in such notice this lease and all rights of the tenant hereunder shall terminate.

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