

or there shall be filed by or against Lessee a petition for reorganization or for the appointment of a receiver or trustee of all or a portion of Lessee's property or if Lessee make an assignment for the benefit of creditors or petition for or enter into an arrangement, this lease, at the option of Lessor, exercised within a reasonable time after notice of the happening of any one or more of such events may be cancelled and terminated and in which event neither Lessee nor any person claiming through or under Lessee by virtue of any statute or of an order of any court shall be entitled to possession or to remain in possession of the premises demised but shall forthwith quit and surrender the premises, and Lessor, in addition to the other rights and remedies Lessor has by virtue of any other provision herein or elsewhere in this lease contained or by virtue of any statute or rule by law, may retain as liquidation damages any rent, security, deposit or moneys received by it from Lessee or others in behalf of Lessee.

g. The covenants, conditions and agreements of this lease shall be binding upon the parties hereto and upon their respective successors and assigns; the words "Lessor" and "Lessee", or any pronoun referring to them shall be read in the singular or plural as the context may require; all remedies herein or by law provided shall be cumulative; all covenants of Lessee herein shall cover and include the acts or omissions of Lessee, its servants and agents, and of all persons who are upon the leased premises during the continuance hereof.

h. Lessor agrees that Lessee, upon the payment of the rents herein specified and the performance of its covenants and agreements as herein provided, shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.