

## UTILITIES

9. The Tenant agrees to pay all charges for telephone, electricity, water, gas, and other utilities used by Tenant on the Demised Premises, and Landlord agrees at all times to provide Tenant with access to such utilities.

## SIGNS

10. Tenant may place signs on the building or about the premises subject to compliance with any governmental ordinance which may control size and location, provided that any exterior signs shall be subject to the approval of Landlord, such approval not to be unreasonably withheld, and further provided that approval shall be granted or rejected within ten (10) days of submission of same to Landlord by Tenant.

## DEFAULT

11. In the event the Tenant should fail to pay any of the monthly installments of rent reserved herein or any other obligations as heretofore set forth, for a period of more than ten (10) days after the same shall become due and payable, or if the Tenant shall fail to keep or shall violate any other condition, stipulation or agreement herein contained, on the part of the Tenant to be kept and performed, and if either such failure or violation shall have continued for a period of fifteen (15) days after the Tenant shall have received written notice by certified or registered mail at its office address hereinafter designated from the Landlord to pay such rent or to cure such violation or failure, then, in any such event, the Landlord, at its option, may either (a) terminate this Lease or (b) re-enter the Demised Premises by summary proceedings or otherwise expel Tenant and remove all property therefrom and relet the premises at the best possible rent obtainable, making reasonable efforts therefor and receive the rent therefrom; but Tenant shall remain liable for the deficiency, if any, between Tenant's rent hereunder and the price obtained by Landlord on reletting. However, a default (except as to payment of rentals) shall be deemed cured if Tenant in good faith commences performance requisite to cure same within thirty (30) days after receipt of notice and thereafter continuously and with reasonable diligence proceeds to complete the performance required to cure such default.

## BANKRUPTCY

12. The Tenant further covenants and agrees that if, at any time, Tenant is adjudged bankrupt or insolvent under the laws of the United States or of any state, or makes a general assignment for the benefit of creditors or if a receiver of all the property of the Tenant is appointed and shall not be discharged within ninety (90) days after such appointment, then the Landlord may, at its option, declare the term of this Lease Agreement at an end and shall forthwith be entitled to immediate possession of the said premises.

## CONDEMNATION

13. If the Demised Premises shall be taken in any proceedings by public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, the Tenant shall have the option of terminating the Lease, in which case any unearned rent shall be refunded to it. In the event that only a portion of the Demised Premises shall be taken by condemnation or other proceeding, and the remaining part of the premises shall be reasonably usable by the Tenant, then the rent shall be reduced