

12. Lessor shall have a lien on all property of Lessee used or situated on premises, to secure payment of rent (and other indebtedness owing from Lessee to Lessor at any time during existence of this lease) to become due under this lease, and in default of payment may take possession of and sell such of said property as may be sufficient to pay delinquent rent (or indebtedness).

13. Lessor shall have the right to sell premises, provided, however, that notice of such contemplated sale shall be given in writing to Lessee at least sixty (60) days prior to time fixed for vacation of premises by Less, and provided, further, that during such period Lessee shall have option to himself buy premises at price and on terms of such contemplated sale. In the event of a sale of premises by Lessor, after such notice and failure of Lessee to exercise his option to purchase, Lessee agrees to vacate and give possession of premises within thirty (30) days after written notice of sale, given by Lessor to Lessee.

14. If Lessee shall abandon or vacate the premises, they may be relet by Lessor for such rent and on such terms as Lessor may see fit; and, if a sufficient sum shall not be thus realized, after paying all expenses of such reletting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiency.

15. At the expiration of this lease, to give peaceable possession of premises to Lessor, in as good condition as they are now, the usual wear, inevitable accidents, and loss by fire excepted.

16. The lease may be terminated by Lessor in the event of the breach of any of the agreements of Lessee herein contained, in which case Lessor may reenter on the premises and immediately thereon, this lease shall thereupon terminate.

17. This lease, at option of Lessor, shall terminate in case Lessee shall by any court be adjudged a bankrupt or insolvent, or in case Lessee shall make an assignment for benefit of creditors.

18. To observe and comply with all rules, regulations and laws now in effect or which may be enacted during the continuance of this