

20. QUIET ENJOYMENT: The Landlord hereby covenants that the Tenant, upon paying the rent above stipulated and performing all and singular the covenants and conditions of this lease on its part to be performed, shall and may peaceably and quietly have, hold and enjoy the premises for the term without molestation, eviction or disturbance by the Landlord or by any other person or persons lawfully claiming or to claim the same, and that the Landlord has good right to make this lease for the full term hereby, granted, including the period for which the Tenant has the rights to effect renewals thereof.

21. RIGHTS OF PAYMENT UPON DEFAULT: The Tenant shall pay as rental, in addition to the rental herein reserved, any and all sums which may become due by reason of the failure of Tenant to comply with all of the covenants of this lease and any and all damages, costs and expenses which the Landlord may suffer or incur by reason of any default of the Tenant, or failure on its part to comply with the covenants of this lease, and also any and all damages to the demised premises caused by any act or neglect of the Tenant, its agents, employees or invitees.

22. DEFAULT: If the Tenant shall continue in default in the payment of any rent reserved hereunder for a period of fifteen (15) days after written notice of such default has been given to Tenant, or if either party hereto shall default in the performance of any other of the terms, conditions or covenants contained in this lease to be observed or performed and the party in default does not remedy such default within thirty (30) days after written notice thereof or does not within such thirty (30) days commence such act or acts as shall be necessary to remedy the default and shall complete such act or acts promptly, or if the Tenant shall become bankrupt or insolvent, or file any debtor proceedings, or files in any court pursuant to any statute either of the United States or of any State a petition in bankruptcy or insolvency or for reorganization or file or have filed against it a petition for the appointment of a receiver or trustee for all or substantially

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