

The abandonment of the demised premises by Lessee, the petition by the Lessee for adjudication, or the adjudication of the Lessee, as a bankrupt, voluntary or involuntary, under any bankruptcy law or act, or the declaration of the Lessee insolvent or unable to pay its debts, or the appointment by any court or under any law of a receiver, trustee or other custodian of the property, assets or business of the Lessee, or the assignment by the Lessee of all or any part of its property or assets for the benefit of creditors or the levy of execution, attachment or other taking of property of the Lessee by process of law and satisfaction of any judgment, debt or claim, shall at the option of the Lessor operate as a forfeiture and termination of this lease immediately and without prior notice and without prejudice to the Lessor's right to prosecute any other remedy which it may have for a breach of this lease.

(15) SURRENDER OF PREMISES ON TERMINATING. Lessee covenants that upon termination of this lease or any extension thereof except as otherwise provided herein, that it will quietly and peaceably deliver up possession of the demised premises in good order and condition, reasonable wear and tear excepted. Upon the termination of this lease, all improvements shall become and remain the property of Lessor, except fixtures and personal property as set forth in article 16 hereof.

(16) FIXTURES AND PERSONAL PROPERTY. Any trade fixtures, equipment and other personal property installed in or attached to the demised premises by or at the expense of the Lessee (including but not limited to, air conditioning, machinery and lighting fixtures) shall remain the property of Lessee and Lessee shall have the right at any time, provided that it is not taken in default hereunder, to remove any and all such fixtures, provided, however, that in such event Lessee shall repair any damage to the demised premises caused by such removal.

(17) ASSIGNMENT. Lessee shall have the right to assign this lease together with all of the rights of Lessee hereunder or sublet the whole or any part of the demised premises without the Lessor's consent provided this lease is then in full force and effect and a duplicate