

discharge or remove any such mechanic's or materialmen's lien or liens or any part thereof, so long as such party shall, in good faith, at its own expense, contest the same or the validity thereof by appropriate legal proceedings, and pending such legal proceedings the other party shall not have the right to pay, remove or discharge any such mechanic's or materialmen's lien or judgment thereby contested, and any delay of the Tenant or Landlord in paying the same until final determination of such disputed matter shall not be deemed a default of the conditions of this lease.

ARTICLE 18. DEFAULT CLAUSE

18.01 In the event of the failure of the Tenant to make any rental payment when due or to comply with any agreement or covenant herein made, and should the Tenant remain so in default for a period of ~~sixty~~ ^{thirty} ~~(60)~~ ⁽³⁰⁾ days after written notice thereof to the Tenant, or in the event that the Tenant is placed in voluntary or involuntary bankruptcy or receivership, or is placed in any sort of insolvency or reorganization due to insolvency proceeding under State or Federal law, then and in any of such events the Landlord, at the Landlord's option, may (a) declare the full rental for the entire term immediately due and payable without prejudice to any other remedies in law or equity available to the Landlord, or (b) declare this lease terminated and take possession of the Demised Premises forthwith and thenceforth hold the same with full right of the Landlord to recover from the Tenant all past due rents and any and all damages, including attorney's fees, caused the Landlord as a result of said default. Should the said term at any time be ended under the terms and conditions hereof, or in any other way, the Tenant hereby covenants and agrees upon request of the Landlord to surrender and deliver up the said premises and property peaceably to the said Landlord immediately upon the termination of said term. In addition to the rights to terminate, and all other remedies set forth in this paragraph, the Landlord shall also have all other rights and remedies which may