

- (5) Filing against the Lessee in any court pursuant to any statute, either of the United States or of any state, of a petition in bankruptcy or insolvency, or for reorganization, or for appointment of a receiver or trustee of all or a portion of the Lessee's property, if within six months after the commencement of any such proceeding against the Lessee such petition shall not have been dismissed.
- (b) Upon the occurrence of the event of default, whether in the payment of rent or otherwise, the Lessors may not declare a forfeiture without first giving written notice thereof to the Lessee, to all sublessees under the Lessee, to all of the assignees of the Lessee's interest in the leased premises, and to the holders of all mortgages upon the fee to or any leasehold estate in the leased premises who shall have furnished their names and addresses to the Lessors as hereinafter provided, and such notice shall specify such event of default and shall state that this lease shall expire on the date specified in such notice, which shall be at least 60 days after the giving of such notice, unless such default be cured by any one or more of the parties to which such notice is given; and upon the date specified in such notice, this lease and all rights of the Lessee hereunder shall terminate unless such event of default shall have been cured. Nothing herein shall be construed as affecting the rights of any mortgagee under the provisions of Article 7 of this lease.
- (c) Upon the expiration of this lease pursuant to subdivision (b) of this Article, the Lessee shall peacefully surrender the leased property to the Lessors, and the Lessors, upon or at any time after any such expiration, may without further notice reenter the leased property and repossess it by force, summary proceedings, ejectment, or otherwise, and may dispossess the