

reason of any default of the Lessees, 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 Lessees, their agents, employees or invitees.

ARTICLE VIII. DEFAULT:

If the Lessees shall continue in default in the payment of any rent reserved hereunder for a period of fifteen (15) days after notice of such default has been given to Lessees, or if the Lessees shall default in the performance of any other of the terms, conditions or covenants contained in the Lease to be observed or performed by it and the Lessees do not remedy such default within thirty (30) days after written notice thereof or does not within such thirty (30) days commence such act as shall be necessary to remedy the default and shall complete such act or acts promptly, or if the Lessees shall become bankrupt or insolvent, or file any debtor proceedings, or file in any court pursuant to any statute either of the United States or of any State a petition in bankruptcy or insolvency or for the reorganization or file or have filed against it a petition for the appointment of a receiver or trustee for all or substantially all of the assets of the Lessees and such appointment shall not be vacated or set aside within ninety (90) days from the date of such appointment, or if the Lessees make an assignment for the benefit of creditors, or petitions for or enters into an arrangement, or if the Lessees shall abandon the Leased Building or suffer the Lease to be taken under any writ of execution and such writ is not vacated or set aside within ninety (90) days, then in any such event the Lessor shall have the right to terminate and cancel this Lease without excluding other rights or remedies that it may have and Lessor shall have the immediate right of re-entry and may remove all persons and property from the Leased Building and such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of the Lessees, all without resort to legal process and without being deemed guilty of trespass, or becoming liable for any loss or damage which may be occasioned thereby. If the Lessor should