

unfit for use and occupancy by Lessee, the rent, or a fair and just portion thereof, shall abate accordingly.

13. In the event of the bankruptcy or receivership of the Lessee, or its assigns, or should the Lessee make an assignment for the benefit of creditors, the Lessor may, at its option, declare this lease immediately terminated and take possession of the premises.

14: Should the Lessee fail to pay any installment of the rent within thirty (30) days after same shall become due, or fail to perform any of the covenants and agreements herein contained, the Lessor may, at its option, either declare the rental for the entire term immediately due and payable and proceed to collect the same, or may declare this lease terminated and take immediate possession of the premises, collecting the rentals up to the time of the retaking of such possession.

15. All trade fixtures, furniture and store equipment installed, attached to, or placed in or upon the building on the leased premises by the Lessee, whether attached to said building or not attached, may be removed at any time during the term of this lease, or upon the expiration thereof, provided Lessee has performed all the covenants and conditions of this lease on its part and provided that such removal may be done without damage to the premises other than surface damage; and provided further that Lessee shall repair any damage which may be done to the building on removal of said furniture, fixtures and equipment.

16. Lessee may at its own expense but in conformity with the requirements of the law and the local regulations of