

a rate in excess of that which the Landlord is now required to pay.

If the Tenant shall make any assignment for the benefit of its creditors or shall be adjudged a bankrupt or if a receiver is appointed, and not removed within thirty days, then the Landlord may, upon giving the Tenant ten days notice in writing, terminate the right of possession to the property by Tenant, and may, at its option, terminate this lease, in the case of any violation by the Tenant of any of the terms, covenants or conditions herein.

It is agreed that should any installment of rent be past due and unpaid for a period of thirty days after the same is due, the Landlord may, at its option, after five days written notice is given, either

(1) Declare the full rental for the entire period due and payable immediately and resort to any legal remedies at law or in equity, for the enforcement or collection of the rent, or to recover damages for the breach of said covenants, or

(2) Declare this lease terminated and enter and take possession of the leased premises and thereafter hold the same free of all or any rights of the Tenant to use said premises by the Tenant, nevertheless, have the right to recover from the Tenant any and all sums which under the terms of this lease, may then be due and payable for the use of the premises, provided the Tenant shall not have paid said rent before the expiration of such notice.

The Landlord expressly agrees that within any time, on or before the end of the above mentioned five year term of this lease, the Tenant shall have the right to extend this lease for an additional period of five years on the same terms and conditions as herein set forth, but provided however, that in

Belmont's, Inc.
By: [Signature]
Superintendent