

or in the event the business of Tenant is discontinued or the premises vacated before the expiration of this lease, or Tenant goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of his property for the benefit of creditors or files a petition pursuant to any Federal or State law for the extension of his debts or for reorganization, or if his stock of goods, wares and merchandise located on the leased premises should be seized under attachment, execution or other process and such attachment, execution or other process be not vacated or such property released within fifteen (15) days, then and in any one of such events the Landlord may,

(a) declare the full rental price for the entire term immediately due and payable 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

(b) declare this lease terminated and enter and take possession of the leased premises and thenceforth hold the same free and clear from any right of Tenant, his heirs and assigns, to use said demised premises, but Landlord shall, nevertheless, have the right to recover from Tenant any and all amounts which under the terms hereof may then be due and unpaid for the use of the demised premises.

(11) Should the premises be destroyed or so damaged by fire or other casualty as to render the same unfit for occupancy, this lease shall terminate.

(12) Landlord covenants that Tenant shall have quiet and peaceful possession of said property throughout the duration of this lease.

(13) Tenant shall have the right to assign or sublet the within premises with the consent of Landlord. However, any such assignment or subleasing shall not release Tenant from liability on this lease.

(14) Tenant covenants and agrees with Landlord that he will not use or permit said premises to be used for any unlawful purpose nor permit thereon anything which may be or become a nuisance,

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