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for renewal have been made), Lessor shall have the right to place signs "For Sale" and/or "For Rent" or other similar signs and shall have the right to show such premises to prospective tenants or purchasers and such authority shall extend to duly authorized agents of Lessor. Such signs and/or display to prospective tenants or purchasers shall not be done in such a way as to interfere with any operation of the business of Lessor.

In the event of failure of Lessee for fifteen days after written notice thereof by the Lessor to pay the rent when due, or in the event the business of the Lessee is discontinued or the premises vacated before the expiration of this lease, or in the event the Lessee goes into voluntary or involuntary bankruptcy or receivership, or makes a general assignment for the benefit of creditors or files or has filed against it a petition pursuant to any Federal or State law for the extension of its debts or for an arrangement or reorganization, or if any personal property of the Lessee, located on the demised premises, should be seized under attachment, execution or other process and be not vacated or such property released within fifteen days, or in the event Lessee makes a partial or complete liquidation or disposition by corporate reorganization or otherwise of a substantial part of its assets, then and in any one of such events, Lessor, may, after giving ten (10) days notice by registered mail of its intention so to do:

- (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 endorsement or collection of the rent (this provision being supplemental to and not in lieu of the lien created in favor of the Lessor by statute) or to recover damages for the breach of said covenants, or;
- (b) Declare this lease terminated and take possession of the demised premises and thenceforth hold the

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