

immediate possession of the premises, collecting the rental up to the time of the retaking of such possession.

(b) That if the buildings on the leased premises shall be partially damaged by fire or other casualty to an extent that they are temporarily unfit for occupancy, the Lessor will promptly repair the same and the rent provided for herein or a proportionate part thereof shall be abated until such repairs are made; if the buildings on the leased premises shall be totally destroyed or substantially damaged by fire or other casualty to the extent that they are rendered untenable, the rent provided for herein or a proportionate part thereof shall be abated until said building shall have been restored by the Lessor, or the Lessor, at its option, may declare this lease terminated.

(c) That in the event of bankruptcy of the Lessee or if it should be placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor, at its option may declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this lease immediately terminated and may take possession of the premises, collecting the rental up to the time of such retaking of possession.

(d) That if the Lessee shall be in default under any of the terms hereof, the Lessor shall have the right, at any time after the periods set forth in Paragraph 8 (a) hereof and without suit or process, or liability to the Lessee (except to account for any excess), to take possession of the aforesaid furniture, fixtures, furnishings and equipment, and either retain the same as liquidated damages or sell the same, at public or private sale to any purchaser (including the Lessor) and retain the proceeds of such sale as liquidated damages.