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In the event the building situate on said premises shall, at any time, without fault of the Lessee, be partially destroyed or rendered unfit for occupancy, then the rent therein reserved or a fair and just portion thereof, according to the nature and extent of the damages sustained shall, until said building shall be restored and made fit for use, be suspended and cease to be payable. In the event of the application of this clause the Lessor covenants that he will use his best efforts to expedite the restoration of the building in every way possible under the conditions then prevailing.

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BANKRUPTCY OR RECEIVERSHIP OF LESSEE: In the event of bankruptcy by the Lessee, or in the event the Lessee is placed in the hands of a Receiver or makes an assignment for the benefit of such creditors, the Lessor may, at his option, declare this Lease terminated and take possession immediately of the premises.

DEFAULT OR BREACH OF CONDITIONS: The Lessor and Lessee both agree that default in any of the covenants, obligations or conditions of this instrument by one party hereto (including the payment of rent by the Lessee) continuing for more than fifteen (15) days after written notice by registered mail from the other party, shall vest in such other party the exclusive right and option to forthwith terminate and cancel this Lease; and further, that such right of cancellation shall be cumulative and in addition to all of the other rights and remedies of the non-defaulting party; and provided further, that a failure of one party upon one or more occasions to avail himself of such right of cancellation for default of the other party shall in no way prejudice the

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