

(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 from any right of the Tenant, or Tenant's successors and assigns, to use said demised premises, but Landlords shall, nevertheless, have the right to recover from Tenant any and all amounts which under the terms hereof may then be due and payable for the use of the demised premises.

14. Landlords covenant and agree that the Tenant shall have quiet and peaceful possession of said property throughout the duration of this Lease.

15. The Tenant shall have and has the right to assign or sublease the within premises without the prior written consent of the Landlords. However, any such assignment or subleasing shall not release Tenant from liability on this Lease.

16. It is understood and agreed that the Tenant is leasing the demised premises for the operation thereon of a garment factory.

17. Tenant covenants and agrees with the Landlords that Tenant 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, and that Tenant will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or which may cause the Landlords to have to pay a fire insurance premium at a rate in excess of that which they are now forced to pay by reason of the business conducted by the Tenant.

18. Tenant shall keep, save and hold harmless the Landlords from any

(Continued on next page)