

be forfeited if any such default continues for a period of thirty (30) days after Lessor notifies the Lessee of such defaults and of Lessor's intention to declare the lease forfeited, such notice to be sent by Lessor by registered mail addressed to Lessee at

, and upon the expiration of said thirty (30) day period (unless Lessee shall have within such period commenced the removal of such default and thereafter shall proceed with due diligence until the default complained of has been removed or cured) this lease shall cease and come to an end as if that were the day originally fixed for the expiration of the term thereof, and Lessor's agent or attorney shall have the right without further notice or demand to re-enter and remove all persons from Lessee's property therefrom without being deemed guilty of any manner of trespass and without prejudice to any remedies for arrears of rent or breach of covenant, or Lessor's agent or attorney may resume possession of the premises and relet the same for the remainder of the term at the best rental such agent or attorney may obtain for the account of the Lessee, who shall pay to the Lessor any deficiency, and Lessor shall have a lien as security for the rent reserved upon all the goods, wares, chattels, implements, machinery, equipment, fixtures, tools and other personal property belonging to Lessee which are or may be put upon the leased premises.

9. In the event the Lessee shall be adjudged bankrupt or make a voluntary assignment for the benefit of creditors, or in the event its lease-hold estate shall be taken on execution, then at the option of the Lessor, upon five (5) days notice to Lessee of the exercise of said option, this lease shall cease and terminate. In the event a receiver is appointed for the Lessee and he is not discharged within thirty (30) days after his appointment, this lease at the option of the Lessor may be terminated.

10. Should Lessee be prevented from establishing or continuing the business of operating a drive-in grocery or dairy products store on the whole or any part of said premises, due to any law, ordinance or municipal authority, or due to any restriction on said premises, and said restriction is not removed within ninety (90) days from the date hereof, then and in either of such events,