

to Lessor each year copies of such policies to evidence the fact that this insurance is continuously in force and effect.

13- In the event that the Lessee goes into bankruptcy, voluntarily or involuntarily, or is placed in the hands of a receiver or makes a general assignment of its property for the benefit of creditors or files a petition pursuant to any State or Federal Law for the extension of its debts, or if its stocks of goods, machinery, equipment and merchandise located on the leased premises should be seized under attachment, execution or other process, and such attachment, execution or other process be not vacated or such property released within ninety (90) days, then and in each event, the Lessor shall have the right at its option to immediately terminate this lease, whereupon the full rental price for the unexpired term of the lease shall be immediately due and payable and Lessor may enter the demised premises and take possession thereof, and resort to any legal remedies prescribed by law for the enforcement or collection of the entire rent, or to obtain possession of the demised premises.

14- This agreement is made upon the express condition that if Lessee should fail to pay when due any instalment of rent, or should fail to perform or observe any of the covenants, agreements or obligations herein made or assumed by said Lessee, then in either event the Lessor may immediately or at any time after the breach of any of such covenants re-enter the said demised premises and repossess same and remove therefrom all property belonging to the Lessee, and expel said Lessee and all other persons who may be in possession of said demised premises, and resort to any and all legal remedies prescribed by law.

15- The Lessor hereby grants unto the Lessee an option to purchase the entire demised premises at any time within thirty (30) days after the expiration of the ten (10) year primary term of the within lease, provided that Lessee has given to the Lessor at least six (6) months' written notice prior to the termination date of the primary term of this lease of its intention to exercise this purchase option. The price at which the Lessee

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