

the Lessee goes into bankruptcy, voluntary or involuntary, 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 for reorganization, or if its stock of goods, wares, 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 re-leased within fifteen days, then in any one of such events the Lessors may, at their option either

(a) Declare the full rental price for the entire terms 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 such 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 Lessee, or its successors and assigns, to use said demised premises, but the Lessors shall, nevertheless, have the right to recover from the Lessee any and all amounts which under the terms hereof may be due and unpaid for the use of the demised premises.

10. Any alterations, painting, and remodeling to the interior and/or exterior of these premises deemed necessary by Lessee for and during its occupancy may be made without the Lessors' consent and are regarded as improvements. It shall not be incumbent upon the Lessee to restore or change such improvements at the expiration of this lease. Any trade fixtures, lighting fixtures, air conditioning and heating equipment, which may be placed in or upon the premises by Lessee shall not become a part of the realty even though fastened to the wall and are to remain the property of the Lessee and it is to have the right to remove same at any time during the lease or at the termination thereof.

11. That if said premises shall be damaged by fire, casualty or other causes, they shall be restored promptly by the Lessors and an abatement of rent shall be made. But if said premises shall be condemned, or partially or wholly destroyed by fire or other causes, so as to render them untenable, this lease shall cease, and the Lessee shall have the option to enter into a new lease with the Lessors for said premises if and when restored, the rental

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