

lease or assignment made as permitted by this § 7.2 shall impose any obligations on the Lessor, or otherwise affect any of the rights of the Lessor under this Lease. Neither this Lease nor the term hereby demised shall be mortgaged by the Lessee, nor shall Lessee mortgage or pledge the interest of the Lessee in and to any sublease of the demised premises or the rentals payable thereunder. Any such mortgage or pledge, and any such sublease or assignment made in violation of this § 7.2 shall be void. The Lessee shall promptly deliver a conformed copy of any such assignment to Lessor, and promptly after the execution and delivery of any such sublease, the Lessee shall give notice to the Lessor of the existence and term of such sublease and of the name and address of the sublessee thereunder.

ARTICLE VIII

EVENTS OF DEFAULT

§ 8.1. *Events of Default.* If at any time during the Term one or more of the following events (herein called "Events of Default") shall happen, that is to say:

(a) The Lessee shall be in default in the payment of rent or additional rent herein reserved, and the Lessee shall fail to remedy such default within five (5) days after written notice thereof from the Lessor, or in the performance of any of the covenants, terms, conditions or provisions of this Lease and the Lessee shall fail to remedy such default within thirty (30) days after written notice thereof from the Lessor specifying such default and requiring that the same be remedied; or

(b) If the Lessee shall become insolvent; or

(c) (i) a court of competent jurisdiction shall make an order not vacated or stayed within sixty (60) days from the date of entry thereof (a) adjudicating the Lessee insolvent or bankrupt, (b) appointing a trustee or receiver of the Lessee or of any of its respective properties, or (c) approving a petition for or effecting an arrangement in bankruptcy or a reorganization or any other judicial modification or alteration of the rights of the Lessor under the Lease, or of other creditors of the Lessee, or (ii) the Lessee shall itself (a) file any petition or (b) take or

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