to the extent of seventy-five (75%) per cent, then said premises shall be restored as promptly as possible by the Lessor, with a reduction of rent proportionate to interference to occupancy and use during the time necessary to restore said premises. Should the parties be unable to agree as to the extent of the damage hereunder, the same shall be determined by arbitrators chosen in the same manner as that provided in Article IV above.

VIII.

If Lessee defaults for ten (10) days after written notice thereof in paying said rent; or if Lessee defaults for thirty (30) days after written notice thereof in performing any other of its obligations hereunder; or if Lessee is adjudicated bankrupt; or if, whether voluntarily or involuntarily, Lessee takes advantage of any debtor relief proceedings under any present or future law, whereby the rent or any part thereof is, or is proposed to be, reduced or payment thereof deferred; or if premises or Lessee's interest therein should be levied upon or attached under process against Lessee, not satisfied or dissolved within thirty (30) days after written notice from Lessor to Lessee to obtain satisfaction thereof; then, and in any of said events, Lessor at its option may at once, or within six (6) months thereafter (but only during continuance of such default or condition) terminate this lease by written notice to Lessee; whereupon this lease shall end. Upon such termination by Lessor, Lessee will at once surrender possession of the premises to Lessor and remove all of the Lessee's effects therefrom, and Lessor may forthwith re-enter the premises and repossess itself thereof, and remove all persons and effects therefrom using such force as may be necessary without being guilty of trespass, forcible entry or detainer or other tort.

IX.

Lessee may prior to the expiration of this lease or any renewal thereof, remove all effects, namely: Fixtures and equipment which it has placed in premises; provided Lessee restores premises to their condition at the installation thereof.

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