

e. If any rent shall be in arrears and unpaid for the space of thirty (30) days after receipt of notice that the same is due and payable or if default shall be made in any of the covenants herein contained and to be kept and fulfilled on the part of the Lessee and shall continue uncorrected for a period of thirty (30) days after receipt of written notice thereof shall have been given to the Lessee, then it shall be lawful for the Lessor at any time after such neglect or default and without any further demand or notice to re-enter and take possession of such leased premises and such re-entry and taking possession shall end and terminate this lease; and all loss of rent, if any, and all expense to the Lessor in consequence of such re-entry and re-renting said premises, including legal expenses, reasonable attorney's fees, brokerage, expenses for restoring demised premises to their original configuration and any deficiency between the rent hereby reserved and/or covenanted to be paid and the net amount, if any, of the rents collected on account of the lease of the demised premises for each month of the period which would otherwise have constituted the balance of the term of this lease, the Lessee hereby agrees to make good to the Lessor as liquidated damages. Any such liquidated damages shall be paid in monthly installments by Lessee on the rent day specified in this lease, and any suit brought to collect the amount of the deficiency for any month shall not prejudice in any way the rights of Lessor to collect the deficiency for any subsequent month by a similar proceeding.

f. If at any time during the term hereby demised there shall be filed by or against Lessee in any court pursuant to any statute either of the United States or of any state a petition in bankruptcy or insolvency and the Lessee shall be adjudged a bankrupt