

Seventh: In the event of the bankruptcy of the Lessee or in the event he should be placed in the hands of a Receiver, or should he make an assignment for the benefit of creditors, then in that event the Lessor may, at his option, declare this lease immediately terminated and take possession of the premises.

Eighth: Should the Lessee fail to pay any installment or rent within thirty (30) days after the same shall become due or fail to perform any of the covenants or agreements herein contained, then in that event, the Lessors may at his option either declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this lease terminated and take possession immediately of said premises, collecting the rental up to the retaking of such possession.

Ninth: The Lessee shall not sublet the premises. The Lessee shall not assign this lease without the approval of the Lessor; provided however, such approval shall not unreasonably be withheld or refused as to any reasonable assignee or for any reasonable use.

Tenth: The Lessors covenant and agree that the Lessee on paying the said monthly rental and performing the said covenants on his part, may peaceably and quietly have, hold and enjoy the demised premises during the term aforesaid.

Eleventh: The Lessors shall furnish upon portions of the land owned by them during the term of this lease parking areas or areas for use of the Lessee's employees, invitees and customers; provided, however the size, number, location and allocation shall be determined by the Lessors in their sole discretion in due respect to the use of the land available for such use and in due respect to the rights of other tenants in the shopping plaza.

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