

regard to the premises except such as may be specifically set forth in this lease agreement.

10. The Landlord agrees that the Tenant shall have the right to install a Neon sign for its advertisement purposes that may be attached to the premises but in the event such a sign is attached to the building, the Tenant expressly agrees to first submit plans and specifications for the approval of the Landlord. The Tenant agrees not to attach any such sign to the premises that will damage the roof or any structural part of the building.

11. It is mutually agreed that if any installment of rent be past due and unpaid by the Tenant for a period of fifteen days, or on violation of any of the terms and conditions of this lease, that is not corrected within fifteen days after written notice by the Landlord to the Tenant, or if the business of the Tenant is discontinued, or the premises vacated before the expiration of this lease, or the Tenant, its successors or assigns go into bankruptcy or are placed in the hands of a receiver, or make an assignment of their property for the benefit of creditors and in any one of such events, the Landlord may, at his option, either:

- (a) Declare the full rental price for the entire term 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 said covenants; or
- (b) Declare this lease terminated and enter and take possession of the leasehold premises and thenceforth hold the same free from the rights of the Tenant or its successors or assigns, to use said demised premises, but the Landlord shall, nevertheless, have the right to recover from the Tenant any and all amounts which, under the terms hereof, may then be due and unpaid for the use of the demised premises.