

within ninety (90) days from the date of such appointment, or if the Lessee makes an assignment for the benefit of creditors, or petitions for or enters into an arrangement, or if the Lessee shall abandon the Leased Building Space in the Demised Premises or suffer the Lease to be taken under any writ of execution and such writ is not vacated or set aside within ninety (90) days, then in any such event the Lessor shall have the right to terminate and cancel this Lease without excluding other rights or remedies that it may have and Lessor shall have the immediate right of re-entry and may remove all persons and property from the Leased Building Space in the Demised Premises and such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of the Lessee, all without resort to legal process and without being deemed guilty of trespass, or becoming liable for any loss or damage which may be occasioned thereby. If the Lessor should elect to re-enter as herein provided, or should it take possession pursuant to legal proceedings, it may either terminate this Lease or it may from time to time without terminating this Lease, make such alterations and repairs as may be necessary in order to relet the Leased Building Space in the Demised Premises, and relet said space for such term and at such rentals and upon such other terms and conditions as the Lessor may deem advisable. In the event of such reletting all rentals received by the Lessor shall be applied, first, to the payment of any indebtedness other than rent due hereunder from the Lessee to the Lessor; second, to the payment of any costs and expenses of such reletting, including the expense of alterations and repairs; third, to the payment of rent due and unpaid hereunder, and the residue, if any, shall be held by the Lessor and applied in payment of future rent due and unpaid hereunder. If such reletting shall yield rentals insufficient for any month to pay the rent due by the Lessee hereunder for that month, the Lessee shall be liable to the Lessor for the deficiency and same shall be paid monthly. No such re-entry or taking possession of the Leased Building Space by the Lessor shall be construed as an election to terminate this Lease unless a written notice of such intention be given by the Lessor to the Lessee at the time of such re-entry. Notwithstanding any such re-entry and reletting without termination, the Lessor may at any time thereafter elect to terminate

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