

15. Breach or Default: If at any time during the term hereof and any renewal, proceedings in bankruptcy shall be instituted by or against the Lessee which results in adjudication of bankruptcy or if the Lessee shall file or any creditor of the Lessee shall file, or any person or persons shall file any petition under the provisions of the United States Bankruptcy Act, as the same are now in force or may hereafter be amended, and the Lessee shall be adjudicated bankrupt, or if a receiver of the business or assets of the Lessee be appointed and such appointment shall not be vacated within sixty (60) days after notice thereof to the Lessee, or the Lessee makes an assignment for the benefit of creditors, or any sheriff, marshal, constable or keeper takes possession of the demised premises or property of the Lessee located thereon by virtue of an attachment or execution proceeding and possession is not restored to Lessee within thirty (30) days thereafter, or if any payment of rent shall be past due or unpaid for a period of fifteen (15) days following receipt by Lessee and the Guarantor of written notice thereof by Lessor, or if any of the terms or conditions of this Lease Agreement be violated and not cured within thirty (30) days following the giving of written notice thereby by Lessor to Lessee and the Guarantor, this lease shall, at the option of the Lessor, terminate and the Lessor may thereupon lawfully enter into or upon the premises or any part thereof, repossess the same and expel Lessee therefrom, without prejudice to any other claim or remedies the Lessor may have for the collection of rent and/or for damages for breach of this lease. Upon such termination, all installments of rent earned to the date of termination shall become due and payable. Should the Lessor elect to re-enter, as herein provided, or should it take possession pursuant to legal proceedings or pursuant to any notice provided by law, it may either terminate this lease and institute suit for damages resulting from such

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