

shall have, in writing, notified it of the existence thereof, have an immediate right of action at law or suit in equity without further demand or notice. Suing or failure to sue in any instance shall in no wise affect or waive any of the Lessors' right hereunder, or power in due course to terminate this lease;

(k) There shall be no waiver or estoppel as to the Lessors by the Lessors' act or conduct or failure to exercise or enforce any right or power hereunder or by the Lessors' exercise or enforcement of any right or power hereunder, one or more, other than such as the law necessarily implies with reference to the particular thing directly involved and for the time being only and not in anywise as to other matters or as to the same or similar matters in the future;

(l) In the event that the Lessee shall fail, neglect or refuse to pay, as and when due, any money hereunder agreed by it to be paid to the Lessors, and such default shall continue for a period of ten (10) days after written notice thereof to said Lessee, then any and all sums not so paid shall bear interest and interest shall be payable thereon at the rate of six per centum (6%) per annum from due date thereon, until paid;

(m) In the event that the Lessee shall fail to pay any sum of money due and payable by the Lessee when due and payable to a third party, by virtue of any covenant, stipulation, provisions, condition or agreement set forth or indicated herein, the Lessors may pay the same and said sum so paid by the Lessors shall be payable by the Lessee to the Lessors with interest at the rate of six per centum (6%) per annum from the date of payment thereof by the Lessors; but the right of the exercise of it or the failure to exercise it shall in no wise waive or affect any right or power of the Lessors, or impose on the Lessors any duty or liability to the