

provided, however, that the Lessee may not terminate this Lease as herein provided after the Lessor, with the written approval of the Lessee, shall have incurred any expense or obligation in connection with the restoration of said building, but thereupon the Lessor shall be obligated to proceed with said restoration with reasonable dispatch.

(c) That in the event of bankruptcy of the Lessee or if it should be placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor, at his option, may declare this lease immediately terminated and may take possession of the premises, collecting the rental up to the time of such retaking of possession.

(d) That within thirty (30) days next preceding the expiration of the term of this lease, or any extension thereof, the Lessor, his agents, prospective purchasers, prospective lessees or assigns, may, from time to time, enter upon the leased premises for the purpose of showing or viewing said premises and may affix to some suitable part of said premises a notice to rent or to sell the same or any part thereof and keep the notice affixed without molestation by the Lessee.

(e) That no waiver by the Lessor of a breach of any covenant or agreement contained herein on the part of the Lessee shall constitute a waiver of a subsequent breach of the same or any other covenant or agreement.

(f) That if the Lessee shall remain in possession of the premises after the term hereof or any valid extension thereof as herein provided, such possession shall not be deemed a renewal