

if any such breach of covenant is remedied within said twenty (20) day period, or if appropriate steps are taken within the twenty (20) day period to remedy such breach and the remedy is completed within a reasonable time thereafter, no failure to perform the breached covenant will be deemed to have occurred.

(10) No waiver of any default in the covenants and agreements of this Lease shall be considered a waiver of any succeeding default in the same or any other covenant or agreement herein.

(11) In the event of the bankruptcy of the Lessee, or if a receiver is appointed to take over his property or if he should make an assignment for the benefit of his creditors, the Lessor, at its option, may declare this Lease immediately terminated and may take possession of the leased property, collecting the rental due up to the time of such retaking of possession.

(12) If the Lessee should vacate the said leased property during the continuance of this Lease or any extension thereof without the prior written consent of the Lessor, then the rental for the entire remaining part of the fixed term hereunder shall become due, payable and collectible immediately.

(13) The Lessee further agrees:

(a) To pay all water, gas, heat, electric power, and other charges for utilities used on said leased property during the term of this Lease or any extension thereof.