

(10) Northwood agrees to make available to the demised premises electricity, water and sewerage, and Sykes shall pay for all such utilities or other utilities used by it.

(11) In the event of failure of Sykes to pay the rental when due or in the event the business of Sykes is discontinued or the premises vacated before the expiration of this lease, or Sykes goes into voluntary or involuntary bankruptcy or receivership or makes a general assignment for the benefit of creditors or files or has filed against it a petition pursuant to any Federal or State law for the extension of its debts or for an arrangement or reorganization, or if the stock of goods, wares, merchandise or personal property located on the demised premises should be seized under attachment, execution or other process and be not vacated or such property released within fifteen days, then and in any one of such events, Northwood may, after giving ten days' notice by registered mail of its intention so to do, either (a) declare the full rental price for the entire term immediately due and payable and resort to any legal remedies in law or in equity for the enforcement or collection of the rent (this provision being supplemental to and not in lieu of the lien created in favor of Northwood by statute) or to recover damages for the breach of said covenants, or (b) declare the lease terminated and take possession of the demised premises and thenceforth hold the same free and clear from any claim or right of Sykes, its successors and assigns, but with the right, nevertheless, of Northwood to recover from Sykes

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