

12. Assigning or subletting. Lessee shall have the right to assign this lease or sublet the demised premises or any portion thereof to any corporation or company that it owns; however, it shall not have the right to so sublet to any other person or corporation without the written consent of the Lessor, it being understood that such consent will not be unreasonably withheld. Paragraph 3 above in this lease is likewise subject to Lessor's agreement not to unreasonably withhold consent. No such assignment or subletting shall affect or prejudice any of the covenants, conditions or provisions herein contained or release Lessee from any of its obligations hereunder.

13. Termination for default. It is further expressly understood and agreed that in the event that by any default in the payment of the rental hereinabove reserved or any breach by Lessee of any other covenants on the part of the Lessee herein contained, and such default or breach shall continue after thirty days' written notice to Lessee and mortgagee, then and in any such event it shall be lawful for Lessor to re-enter into and upon the said premises or any part thereof in the name of the whole and thereupon, this lease shall, at the option of the Lessor, absolutely terminate; provided that in the case of a breach of covenant other than nonpayment of rent which cannot with due diligence be cured within such period of thirty days, the time within which to cure such default shall be extended for such reasonable period as may be necessary to cure the same in the exercise of due diligence. It is further covenanted and agreed between the parties hereto that any adjudication that the Lessee is a bankrupt it shall be deemed to constitute a breach of this lease, and thereupon, ipso facto and without entry or other action by Lessor, this lease shall become and be terminated and notwithstanding any other provisions of this lease, Lessor shall forthwith, upon such termination, be entitled to recover damages for such breach in any amount equal to the amount of the rent for the balance of said lease, less the fair rental value of said premises for the residue of said term. Lessor's rights under this lease are subject to that certain mortgage referred to in Section 10 and such taking over of the premises or any other action which may be taken by Lessor are subject to the continuation