

XIX. ACCESS

The Lessor reserves the right to enter upon the Leased Premises at all reasonable hours for the purpose of inspecting the same, or making repairs, or to exhibit the Leased Premises to prospective purchasers. During the last ninety (90) days of the term hereby created or any extension hereof, the Lessor shall have the right to exhibit the Leased Premises to prospective Lessees. All such access shall be accorded to the Lessor without hindrance by the Lessee. "For Rent" or "For Sale" signs may be displayed in the Leased Premises within said last ninety (90) days of the term if the same is not renewed.

XX. LEASEHOLD TAXES

Lessee shall be liable for all taxes imposed on the Leased Premises.

XXI. TERMINATION

The Lessor may terminate this Lease upon the happening of any one or more of the following events and Lessee's failure to remedy the same before the expiration of a ten (10) days' written notice to the Lessee:

- a) The making by Lessee of an assignment for the benefit of creditors;
- b) The levying of a Writ of Execution or Attachment on or against the property of the Lessee;
- c) The taking of any action for voluntary dissolution of Lessee;
- d) The doing or permitting to be done by the Lessee of any act which creates a mechanic's lien or claim therefore against the land or building of which the Leased Premises are a part;
- e) The failure of the Lessee to pay an installment of rent when due;
- f) If proceedings are instituted in a court of competent jurisdiction for the adjudication as a bankrupt or insolvent or for the appointment of a receiver of the property of Lessee, and said proceedings are not dismissed within thirty (30) days after the institution of said proceedings;
- g) The failure of the Lessee to perform any other of its covenants hereunder unless Lessee cures the default within ten (10) days of written notice by Lessor.

Upon the termination of the Lease, as aforesaid, the Lessor may re-enter upon the Leased Premises with or without process of law, using such force as may be necessary, and to remove all persons and chattels therefrom, and Lessor shall not be liable for damages or otherwise by reason of such re-entry or termination of the