

IT IS FURTHER AGREED, that in default of the payment of the rentals herein agreed to be paid at the time and in the manner herein provided, or in default of the performance of any of the conditions hereof, the party of the first part, may at his option, declare this lease at an end and re-enter and take possession of said premises/ or may continue said lease in force and distrain for rent due, or proceed against said party of the second part for damages caused by such default. Notice of election of remedies under such option is hereby expressly waived.