

or make an assignment for the benefit of creditors, go into the hands of a receiver or take advantage of any insolvency act, then, and in that event, it shall be lawful, at the option of the Landlord, for the Landlord to terminate this lease reënter the demised premises without suit or process and repossess the same and the tenant shall vacate without further notice. Such repossession shall not be held to be a waiver for any other remedy which the Landlord may have for recovery for such breach.

At the end of each and every six months during the term of this Lease, the Tenant shall pay the rental hereunder the excess, if any, between the minimum guaranty, as mentioned, and 50% of the total gross sales.

The Tenant agrees to pay ten per cent attorneys fee on any part of said rental that may be collected by suit or attorney after the same becomes due as herein provided.

It is further mutually agreed that the Tenant shall not assign this lease or sublet said premises without the written consent of the Landlord; the Tenant to keep the interior of the premises herein demised in a sanitary condition and to make all interior repairs, except structural repairs, at its own expense, except as is hereinafter provided.

The Landlord shall make all exterior repairs and interior structural repairs that may be necessary for the preservation of the building and may have access thereto at all times to show the premises to persons wishing to rent or purchase same.

The Tenant shall hold the Landlord harmless from all liability for damage or injury caused to any person or persons, occurring in or connected with the premises hereby leased.

All trade fixtures in connection with the business conducted by the Tenant shall remain the property of the Tenant or its assigns as the case may be, and may be removed by it or them at the expiration of this lease or if sooner terminated.

The Tenant shall not commit any act which shall violate the fire insurance policies upon said property and shall pay all electric lights, heat and water bills of its own funds; it shall have the right to make such alterations and changes in such parts of the building as is occupied by it, as it finds necessary for its purpose, at its own expense, providing that such alterations will not injure the building and is done in a first class and workmanlike manner; it may at its own expense erect such sign or signs