

7. The Lessor, his representatives and agents shall have the right to enter the premises at reasonable hours from time to time for the purpose of showing said building and premises to any prospective purchaser.

8. It is further agreed that the Lessee at the end of the term of this lease, either upon its expiration or upon a sooner termination thereof, will quit and surrender the said premises in as good condition as when the premises were delivered to them, damage by ordinary use thereof, and by the elements excepted, provided that if the building on said premises is so injured or destroyed by fire or other cause not the fault of the Lessee, then this lease may be terminated by either party thereto.

9. Should the Lessee fail in business or be placed in the hands of a receiver, or into bankruptcy either voluntarily or involuntarily, so that one or more of the Lessee shall not be able to continue the operation of the business or businesses for which the premises are used, then this lease may be terminated at the option of the Lessor.

10. It is further agreed that if any rent past due for more than thirty days, or if the Lessee violate any other material provisions of this rental contract, then the Lessor may declare this lease at an end, reenter and take possession of said premises, and remove all persons therefrom without suit or process.

11. The Lessor shall pay all real estate assessments and taxes and insurance premiums against the buildings and land covered by the terms of this lease.

12. In the event the building should be destroyed by fire, windstorm, riot, war or similar catastrophe, and the parties hereto desire to continue this lease, then the rents shall be waived during such interval, and until the building shall again be ready for use and occupancy.

13. The Lessee shall make no repairs at the expense of the Lessor, and any alterations or improvements desired by the Lessee at their own cost, must be done under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the Lessor upon the termination of this lease, provided that on the termination of the lease, the Lessee shall have the right to remove all fixtures or equipment which they have placed in and attached to the building or premises, and if any damage is done or caused to the building by such removal, same shall be repaired by the Lessee.

14. Upon the Lessee paying the said rental above reserved and specified, and at the time provided, and upon the performance of all other material covenants and agreements on their part, the Lessor hereby covenants and agrees that the Lessee, or any of them, may have the undisturbed use and possession of said premises for and during the term or terms above stated.

15. In the event of the death of the said C.S. Torrey during the term of this lease or any renewal thereof, the estate of such deceased party is to be relieved from any obligation under this lease for any rental or claim accruing subsequent to his death, and the other party or parties shall continue to be fully bound and obligated by the terms hereof.