

entire amount of rent for the balance of the term immediately due and payable, and take such steps as he may deem advisable in law or in equity to collect the same, or enforce any lien which he might have for payment thereof; (2) Declare this lease cancelled and take possession of the premises immediately, with the right to collect from the Lessee any amount of rent due hereunder prior to the time of the cancellation thereof by Lessor.

The Lessor agrees that during the continuance of this lease he will make the necessary repairs to the roof, outer walls and downspouts to building of which the leased premises forms a part and to keep the same in good repair. It is understood and agreed that the roof, outer walls and downspouts at the time of the execution of this lease and acceptance of the premises by Lessee herein are considered sound, and Lessor shall not be called upon to pay any damages from leaks which may occur except after notice by Lessee to Lessor and neglect or failure of Lessor to repair the same.

The Lessor covenants and agrees that the Lessee and its assignees shall have the privilege of subletting said premises, or any part thereof, provided the business to be done upon the said sublet premises shall not cause the Lessor to have to pay a fire insurance premium at a rate in excess of that which he is forced to pay by reason of the business conducted by the Lessee; and the Lessee covenants and agrees with the Lessor that it will not use nor permit said premises to be used for any unlawful purpose, nor permit thereon anything which may be or become a nuisance, and that it will not do nor permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire, nor which may render any increase or extra premium payable for such insurance as hereinbefore provided; and that during the term of this lease it will make, at its own expense, all necessary repairs, save and except those hereinabove provided to be made by the Lessor, and that at the expiration of the term of this lease it will deliver up said premises in as good and the same condition as they shall have been in at the beginning of the term, reasonable wear and tear alone excepted.

The Lessee covenants and agrees that it will furnish, at its own expense, during the term of this lease, all gas, water, and lights used on said premises.

Should the building on said premises be destroyed or so damaged by fire as to be rendered unfit for occupancy, the Lessor agrees to restore said building in substantially the same condition as before the fire, within a reasonable time, and the rent herein provided, or a proportionate part thereof, shall be abated until said premises shall have been restored by the Lessor.

In the event of the bankruptcy of the Lessee, or its assigns, or in the event that it should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, the Lessor may, at his option, declare this lease immediately terminated and may take possession of the premises.

It is agreed by and between the parties of this Lease that the Lessee shall have the privilege to assign this lease, in whole or in part, with all of the rights thereunder, but that by said assignment the Lessee shall in nowise be released from any of the terms of this lease nor from the rentals payable hereunder, nor shall the right herein given to assign, lease or sublet the premises be interpreted as in any way releasing the Lessee from any of the terms of this lease, or any of the rentals hereunder.