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(4) It is further understood and agreed that should any instalment of rent be past due and unpaid by the Tenant, the landlord may, at his option, after giving fifteen days' written notice, either:

(a) Declare the full rental price for the entire term immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent or to recover damages for the breach of said covenants; or

(b) Declare this lease terminated and enter and take possession of the leased premises and thenceforth hold the same free from the right of the Tenant or its successors or assigns to use said demised premises, but the landlord shall, nevertheless, have the right to recover from the Tenant any and all amounts which, under the terms hereof, may then be due and unpaid for the use of the demised premises, provided the Tenant shall not have paid said rent before the expiration of such fifteen days' notice.

(5) The Landlord agrees to keep in good repair the roof, outer walls, down spouts, floor joists (but not the floors), and approaches to said building. It is fully understood and agreed that the roof, outer walls, down spouts, floor joists and approaches are considered sound, and the Landlord shall not be called upon to make any inspection of or repairs to said portion of the building, and the Landlord shall not pay any damages from leaks or other damages caused by the condition of said roof, outer walls, down spouts, floor joists and approaches should any occur, except those leaks or damages due to the Landlord's negligence after notice from the Tenant and a reasonable time to repair said portions of the building has expired.

(6) Except as herein provided, the Landlord shall not be called upon to make any repairs or alterations during the term of this lease.

(7) The Tenant agrees to take the building just as it stands, and shall require of the Landlord the use of said premises for the business hereinafter mentioned and no other.