

of automobile and motorcycle sales agency and parts service, and that he will not use the demised premises for any unlawful or objectionable business that may constitute a nuisance or injure the value of the property. The tenant further agrees that he will not without the prior written consent of the Landlords, sell, assign, mortgage, pledge or otherwise dispose of this lease or sublet the premises as a whole or in part, or use or occupy the same for any purpose other than the aforementioned 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 or which may render any increased or extra premium payable for such insurance.

5. In the event the Tenant, his heirs or assigns, shall be adjudicated bankrupt, insolvent according to law, or shall file a voluntary petition in bankruptcy or shall fail to comply with any covenant herein or if any payment of rent shall be past due and unpaid, then in any or all of such events, this agreement of lease shall hence forth terminate at the option of the Landlords and any unmatured rent shall become immediately due at the option of the Landlords and any unmatured rent shall become immediately due at the option of the Landlords, and the Landlords may thereupon lawfully enter into and upon the premises or any part thereof and repossess the same and expel the Tenant and those claiming under him and remove their effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claim or remedies the Landlords may have or use for arrears of rent or breach of covenant.

6. It is further understood and agreed that the Tenant may attach his usual signs on or about the demised premises. However, the Tenant agrees to protect and save harmless the Landlords against any liability for damages to persons or property caused by or growing out of the installation and operation of such signs.