

(4) It is understood and agreed that should any installment of rent be past due and unpaid by the Tenant for a period of Fifteen (15) days after the same is due and payable the Landlord may at his option, after giving fifteen (15) days notice in writing, by registered mail, to the Tenant declare this Lease terminated whereupon the full rental price for the whole unexpired term shall be immediately due and payable, and the Landlord may enter and take possession of the premises and resort to any remedies prescribed by law for the collection of the entire rental payable under this contract or to obtain possession of the leased property provided the Tenant shall not have paid said rent before the expiration of such fifteen (15) days notice.

(5) The Landlord shall keep the outside walls and roof in such repair as not to damage the business or property of the Tenant, but it is distinctly understood that the Landlord shall not be liable for any damages occasioned by any failure of the Landlord to make the necessary repairs until a reasonable time has elapsed after receipt of a written notice from the Tenant.

(6) The Tenant agrees to keep the interior of said building in good repair and to replace all broken glass at his own expense, and to deliver possession of the premises in as good condition as at the beginning of this Lease, natural wear and tear excepted.

(7) It is understood and agreed that no alterations or repairs shall be made to said building except at the expense of the Tenant, and only after written approval of the Landlord.

(8) In case said premises shall be rendered untenable by fire or other casualty, the Landlord shall have the option of repairing said premises within thirty (30) days, but should he fail to do so within said thirty (30) days the Tenant, may, at his option, thereafter terminate and cancel said Lease. In the event the Landlord exercises his option to repair said premises, the Landlord shall reimburse the Tenant for the amount of rent paid for the time the Tenant is deprived of the use and occupancy of said premises.