

any remodeling, make any improvements or alterations that it should deem necessary, at the Lessee's own cost and expense, provided however, that no structural changes shall be made without the prior consent of the Lessor. The Lessor shall keep the exterior of the building and roof in good condition at all times, with the exception of windows and doors.

5. Should the building be destroyed or so damaged by fire or other casualty as to be unfit for occupancy and use, and the Lessor should elect not to repair said damage within a reasonable time, the Lessee shall have the right to terminate this lease and the rent for any unexpired portion shall abate.

6. In the event the Lessee, its successors or assigns shall be adjudicated bankrupt, insolvent according to law, or shall file a voluntary petition in bankruptcy, or if any payment of rent shall be past due and unpaid for a period of thirty (30) days then in any or all of such events, this agreement of lease shall hence forth terminate at the option of the Lessor and any unmatured rent shall become immediately due at the option of the Lessor, and the Lessor may thereupon lawfully enter into and upon the premises or any part thereof and repossess the same and expel the Lessee and those claiming under it 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 Lessor may have or use for arrears of rent or breach of covenant.

7. The Lessor covenants and agrees that if the Lessee shall pay the rent herein provided, and shall keep, observe and perform all of the other covenants and agreements of this lease, by the said Lessee to be kept, observed and performed, the Lessee shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

8. It is understood and agreed that the Lessee shall have the privilege of assigning this lease to any respectable and responsible per, persons or corporation, provided, however, that it is understood and agreed that the Lessee is not to be