

¶ The lessee, or his agent, may at reasonable times enter upon the said premises to examine the condition of same; that the sub-lessee will, at the end of said term, quietly yield up the said premises in as good and tenantable condition in all respects, reasonable use ~~excepted~~ ~~here~~ excepted, as ~~now~~ same now are.

It is agreed that the sub-lessee, Dr. J. K. Cornwell, shall have the right or privilege of renewing this lease for a term of five (5) years at the expiration of the term above written, providing the lessee, Sam Goldberg, renews his lease for a period of five years, and provided the sub-lessee give to the lessee sixty (60) days notice of his desire to exercise said option or privilege of renewing. Should said option or privilege be exercised by sub-lessee it shall be on the same terms and conditions as the lease herein written.

It is further understood that in case of the death of sub-lessee, the representative of his estate may cancel this lease upon written notice of such intention of sixty (60) days, within sixty (60) days from day of death.

It is understood and agreed that the fixtures installed by the sub-lessee are the property of the sub-lessee and he is given the privilege at the expiration of the term of this lease to remove all said fixtures from the building, provided that if the building, including the walls and floor be damaged the sub-lessee is to repair any damage or injuries caused by the removal of the fixtures.

Provided always, and these presents are upon the condition, that if said rent, or any part thereof, shall at any time be in arrear or unpaid, or if sub-lessee shall at any time fail or neglect to perform or observe any of the covenants, conditions, or agreements herein contained and on his part to be performed and observed, then and in such case it shall be lawful for the lessee, or any person or persons duly authorized by him in that behalf, without any formal notice or demand, to enter into and upon said demised premises, or any part thereof, in the name of the whole, and the said premises peaceably to hold and enjoy thenceforth as if these presents had not been made, without prejudice to any right of action or remedy of the lessee in respect to any antecedent breach of any of the covenants by the sub-lessee herein ~~before~~ before contained.

Provided also, that in case said building and premises, or any part thereof, shall at any time be destroyed or damaged by fire or