

avail itself of this right and privilege, shall notify the Lessors in writing not less than sixty days prior to the expiration of this lease. It is further agreed that written notice to the Lessor to whom the monthly rental payments are being made, or any agent of the Lessors to whom said rental payments are at the time being made, shall constitute valid notice to all the Lessors.

Should the Lessee fail to pay any installment of rent within thirty days after the same shall become due, or fail to perform any of the covenants or agreements herein contained, the Lessors may, at their option, declare this lease terminated and take immediate possession of the premises, collecting the rents up to the retaking of possession.

The Lessee covenants and agrees that it will, neither do nor permit anything to be done that might render void or voidable any policy for the insurance of said premises against fire, or which might render any increase or extra premium payable for such insurance; that during the term of said lease, Lessee will furnish such lights, water and heat as it may need at its own expense and that at the expiration of this lease it will deliver up said premises to the Lessors in as good condition as they shall be at the beginning of this lease, reasonable wear and tear alone excepted.

The Lessors covenant and agree that they will make all repairs during the term of said lease, or any extension thereof, necessary to keep said premises in a good usable condition, it being agreed however that the Lessors shall not be liable for any damage resulting unless they fail to make said repairs within reasonable time after written notice of the necessity therefor.

It is further covenanted and agreed that should the building on the premises be destroyed or damaged by fire or other cause as to be rendered unfit for occupancy, the rental herein provided, or a proportionate part thereof, shall be abated until said premises