

caused by negligence and carelessness of said Tenant, its agents and employees, and keep the same in a clean and sanitary condition, and deliver said premises at the termination of said lease in as good condition as it finds them, ordinary wear and tear excepted.

The Tenant further agrees that it will not assign said lease or sublet the said premises without first obtaining the written consent of the Landlord.

The Tenant further agrees that it will make no alterations or changes in said premises without first obtaining the written consent of the Landlord.

The Landlord agrees that he will make any structural repairs and will keep the roof in good condition of repair, but shall not be liable for any damage caused from fire or other casualty, leaks in said roof unless he shall fail to repair same within a reasonable time after written notice to do so.

IT IS FURTHER AGREED between the parties that if the buildings on said premises are so damaged by fire or other casualty as to render them unfit for occupancy, then this lease may be terminated by either party hereto.

In the event of bankruptcy of the Tenant or in the event said Tenant is placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Landlord may, at his option, declare this lease terminated and may take immediate possession of the said premises.

IT IS FURTHER AGREED between the parties that within thirty (30) days next preceding the expiration of this lease, the said Landlord, his agents, prospective purchasers, prospective lessees or his assigns may from time to time enter upon said premises for the purpose of viewing or showing said premises and may affix to some suitable part of said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation by said Tenant.