

of the Lessor to have at their own expense a door bricked up, which door opening is in the Eastern wall of the building.

The Lessees further covenant and agree that they will not do or permit to be done on said premises anything which may render void or voidable any policy for insurance of said premises against fire, nor which may render any increase or extra premium payable for such insurance, and the Lessees covenant and demise to deliver to the Lessor the building in as good condition as it was at the beginning of said term, reasonable wear and tear excepted.

Should the building on said premises be destroyed or so damaged by fire as to be rendered unfit for occupancy, the rental herein provided, ~~or a proportionate part thereof~~, shall be abated until said premises shall be restored by the Lessor, or this Lease may, at the option of the Lessor, be declared terminated.

In the event of bankruptcy of the Lessees or in the event they should be placed in the hands of a Receiver or should make an assignment for the benefit of creditors, the Lessor may, at her option, declare this Lease immediately terminated and may take possession of the premises. It is understood and agreed that this Lease may be assigned for any use as a market or other commercial business except a liquor store, but such assignment shall not release the Lessees from any liability under this Lease and they shall each and both remain bound for the full payment of all rentals under this Lease.

All rental payments to be made to W. A. Chandler, as agent for Lessor.

Upon the termination of this Lease, the Lessees or their assigns shall have the refusal of a Lease for an additional three (3) years at a rental to be mutually agreed upon by the Lessor and the Lessees.