

word building is used reference is had to the first floor only.

(6) The Lessee covenants and agrees with the Lessor that he will not use or permit said premises to be used by or for any unlawful purpose or permit anything which may be or become a nuisance and that he will not permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or other casualties, or which may render any increase or extra premium payable for such insurance.

(7) The Lessee further covenants and agrees that at the expiration of the term of this Lease he will deliver up said premises in as good condition as they shall have been at the beginning of the term of this Lease, natural wear and tear alone excepted.

In the event of bankruptcy or receivership of the Lessee or his assigns, or should the Lessee make any assignment for the benefit of creditors, the Lessor may at his option declare this Lease immediately terminated and take possession of the premises, or should the Lessee fail to pay any installment of the rent within thirty (30) days after the same shall become due, or fail to perform any of the terms herein, the Lessor may at his option either declare the rental for the entire term immediately due and payable and proceed to collect the same, or may declare this Lease terminated and take immediate possession of the premises.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 10th day of February, 1951.

In the presence of:

Burnette H. Cole
Lessor

Janet Brown Wilfred T. Blackwell
Lessee

J. Wiley Brown

