

5. Should the building on said lot be destroyed or so damaged by fire as to be unfit for occupation and use and the Lessors should elect not to repair said damage within a reasonable time, the Lessors or the Lessee shall have the right to terminate the within lease and the rent for any unexpired portion shall abate.

6. In the event the Lessee, his heirs or assigns, shall be adjudicated bankrupt, insolvent according to law, or shall file a voluntary petition in bankruptcy or if any payment of rent shall be past due and unpaid, then in any or all of such events, this agreement of lease shall henceforth terminate at the option of the Lessors any unmatured rent shall become immediately due at the option of the Lessors and the Lessors may thereupon lawfully enter into and upon the premises or any part thereof and repossess the same and expel the Lessee and those claiming under him and remove his effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claim or remedies the Lessors may have or use for arrears of rent or breach of covenant. In such event all furniture, fixtures and equipment and any other property upon said premises shall be and become the property of the Lessors.

7. It is further understood and agreed that the Lessee may attach his usual signs on or about the demised premises provided such signs and other attachments shall comply with all requirements of law. However, the Lessee agrees to protect and save harmless the Lessors against any liability for damages to persons or property caused by or growing out of the installation and operation of such signs.

8. It is further agreed by and between the parties hereto that the Lessee shall keep and hold harmless the Lessors from any and all damages, liability for anything and every thing whatsoever arising from or out of the occupancy by or under the Lessee or Lessee's agents or servants, and from any loss or damage arising from any fault or negligence by the Lessee, or failure on the Lessee's part to comply with any of the covenants, terms and conditions herein contained or otherwise and that the Lessee shall purchase public liability property damage insurance in a sum sufficient