

It is agreed that should the Lessee's use of this property cause an increase in the insurance rates in the insurance carried on said building, that Lessee shall pay such additional rate increase based on the amount of the insurance now carried by Lessor on the property.

IT IS FURTHER AGREED between the parties that if the buildings and 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 Lessee, or in the event said Lessee is placed in the hands of a receiver, or should make an assignment for the benefit of creditors, the Lessor may, at its 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 Lessor, its agents, prospective purchasers, prospective lessees or their 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 removal by said Lessee.

Should the Lessee fail to pay any installment of rent provided for herein, or fail to perform any of the covenants and agreements herein contained, the Lessor may, at its option, either declare the rental for the entire term immediately due and payable, or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.