

agreed that the roof, outer walls and down spouts, upon the occupancy by Tenant under this lease, shall be considered sound and that the Landlords shall not be called upon to make any inspection of or repairs to said portions of the building and shall not pay any damages from leaks or the condition of the roof, outer walls and down spouts should any occur, except damages due to the Landlords' negligence after written notice from Tenant and a reasonable time to repair such portions of the building has expired.

(5) Except as herein provided, the Landlords shall not be called upon to make any repairs, improvements or alterations during the term of this lease, and the Tenant agrees to take the premises and storeroom just as they stand.

(6) Except as herein stipulated, the Tenant agrees to make all repairs, improvements and alterations during the term of this lease at its own cost and expense.

(7) It is further understood and agreed that should any installment of the rent be past due and unpaid by the Tenant for a period of fifteen (15) days after notice of such delinquency from the Landlords, or in the event the business of the Tenant is discontinued or the premises vacated before the expiration of this lease, or the Tenant goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of its property for the benefit of creditors or files a petition pursuant to any Federal and State law for the extension of its debts or for reorganization, or if its stock of goods, wares and merchandise located on the leased premises should be seized under attachment, execution or other process and such attachment, execution or other process be not vacated or such property released within fifteen (15) days, then and in any one of such events, the Landlords may,

(a) declare the full rental price for the entire term immediately due and payable and resort to any legal remedies, at law or in equity, for the enforcement or collection of the rent or to recover damages for the breach of said covenants; or

(b) declare this lease terminated and enter and take possession of the leased premises and thenceforth hold the same free and clear from any right of the Tenant, its successors and assigns, to use said demised premises, but the Landlords shall, nevertheless, have the right to recover from the Tenant any and all amounts which under the terms hereof may then be due and unpaid for the use of the demised premises.