

14. It is further agreed that the Lessees at the end of the term of this Lease, either upon its expiration or upon a sooner termination thereof, will quit and surrender the said premises in as good condition as when the premises were delivered to them, damage by ordinary use thereof, and by the elements excepted.

15. Should the Lessees fail in business or make an assignment to creditors, or be placed in the hands of a receiver, or into bankruptcy, either voluntarily or involuntarily, then this Lease may be terminated at the option of the Lessor, and the Lessor may collect damages for any unexpired portion of said Lease.

16. The Lessor shall pay all real estate assessments and taxes and insurance premiums against the buildings and land covered by the terms of this Lease, except Plate Glass Insurance.

17. The Lessees shall make no repairs at the expense of the Lessor, and any alterations or improvements desired by the Lessees at their own cost, must be done under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the Lessor upon the termination of this Lease, provided that on the termination of the Lease, the Lessees shall have the right to remove all fixtures or equipment which they have placed in and attached to the buildings or premises, and if any damage is done or caused to the building by such removal, same shall be repaired by the Lessees. The Lessees shall not have the right to remove any fixtures or equipment which it may have placed in or on the leased premises unless all rent due to the Lessor has been paid.

18. Upon the Lessees paying the said rental above reserved and specified, and at the time provided, and upon the performance of all other material covenants and agreements on its part, the Lessor hereby covenants and agrees that the Lessees may have the undisturbed use and possession of said premises for and during the term or terms above stated.

19. Should the building covered by this Lease be totally destroyed by fire, windstorm, riot, war or other similar catastrophes either party hereto may terminate this Lease. Should such destruction

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