

property. The Lessee further agrees that it will not without the prior consent of the Lessors, sell, assign, mortgage, pledge or otherwise dispose of this lease or sublet the premises as a whole or in part, or occupy the same for any purpose other than the aforementioned and that it will not do nor 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 which may render any increased or extra premium payable for such insurance.

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, its successors 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 for a period of ten (10) days then in any or all of such events, this agreement of lease shall hence forth terminate at the option of the Lessors and 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 there of and repossess the same and expel the Lessee and those claiming under it and remove their 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.

7. It is further understood and agreed that the Lessee may attach its usual signs on or about the demised premises provided such signs and other attachments shall comply with all requirements of law and City Ordinances.