

Lessors should elect not to repair said damage' within a reasonable time, the Lessors or the Lessees shall have the right to terminate the within lease and the rent for any unexpired portion shall abate.

6. In the event the Lessees, their 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 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 thereof and repossess the same and expel the Lessees and those claiming under them 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 Lessees may attach their usual signs on or about the demised premises. However, the Lessees agree to protect and save harmless the Lessors against any liability for damages to persons or property caused by or growing out of the installations and operations of such signs.

8. It is further agreed by and between the parties hereto that the Lessees shall keep and hold harmless the Lessors from any and all damages, liability for anything and everything whatsoever arising from or out of the occupancy by or under the Lessees or Lessees' agents or servants, and from any loss or damage arising from any fault or negligence by the Lessees, or failure on the Lessees' part to comply with any of the covenants, terms and conditions herein contained or otherwise.

9. It is further understood and agreed that this lease shall constitute a lien on all property of Lessees which is put upon the premises both by past due