

other than as above set forth.

5. In the event the Lessee, its successors and 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 Lessor and any unmatured rent shall become immediately due at the option of the Lessor, and the Lessor may thereupon enter into and upon the premises or any part thereof and repossess the same and expel the Lessee and those claiming under it and remove its effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claim or remedies the Lessor may have or use for arrears of rent or breach of covenant.
6. It is further understood and agreed that the Lessee may attach its usual signs on or about the demised premises. However, the Lessee agrees to protect and save harmless the Lessor against any liability for damages to persons or property caused by or growing out of the installations and operations of such signs.
7. It is further agreed by and between the parties hereto that the Lessee shall keep and hold harmless the Lessor from any and all damages, liability for anything and everything whatsoever arising from or out of the occupancy by or under the Lessee's agents or servants, and from any loss or damage arising from any fault or negligence by the Lessee, or failure on the Lessee's part to comply with any of the covenants, terms and conditions herein contained or otherwise.
8. It is understood and agreed that at the expiration of this lease the Lessee will remove any and everything placed upon said property during the term of said lease and will return said property to Lessor in its present condition, insofar as possible.
9. It is understood and agreed that the Lessee shall have the right to renew this lease for an additional five (5) years, at the expiration thereof, at a rental
10. It is understood and agreed that the small cemetery or graveyard on said property shall not be disturbed, molested or desecrated in any manner.