

creditors, then and in any such case, the Lessors or those having its estate in the premises lawfully may, immediately or at any time thereafter, and without notice or demand, enter into the demised premises or any part thereof in the name of the whole, and repossess the same as of their former estate, and expel the Lessees and those claiming under them, and remove their effects, forceably, if necessary, without being taken or deemed to be guilty of any manner of trespass, and thereupon this demise shall absolutely determine, but without prejudice to any remedies which might otherwise be used by the Lessors for arrears of rent or any breach of the Lessees covenants herein contained.

SEVENTH: That no assent, express or implied by the Lessors to any breach of any of the Lessee's covenants, shall be deemed to be a waiver of any succeeding breach of same covenants.

EIGHT: Lessees agree to deliver up to the Lessors, said premises upon the expiration of this lease or a renewal thereof in as good condition as when the same were entered upon by the Lessees. Loss by fire or inevitable act or ordinary wear excepted, and Lessees will keep the premises in good repair except as to the roof, and as to the roof, the Lessors agree to keep the same in good repair at their own expense.

NINE: It is understood and agreed between the parties hereto, that upon the expiration of this lease or the expiration of any renewal thereof, the Lessees, their assigns or successors will have the right to remove any and all machinery, equipment, tools or supplies placed by them or upon their order in or upon the premises, provided that Lessees have met and fulfilled their obligations under the terms of this agreement, and Lessees shall not be liable to Lessors by said removal except for any damage or injury done to the premises occasioned by any negligent or careless acts of the Lessees, its servants, or assigns.