

case the premises shall be deserted or vacated during the term of this lease, or should the Lessee violate any of the terms, conditions or provisions of the Lease, then the full rental price for the whole of the unexpired term shall become immediately due and payable, and the Lessor shall have the right to enter the premises as the agent of the Lessee, by any means or in any manner necessary, and remove all persons and things therefrom, without being liable for damages or to any prosecution therefor.

3) The Lessee shall not assign this lease nor sub-let any portion of the leased premises without first obtaining the written consent of the Lessor.

4) The Lessee shall be responsible for the good care of the premises and fixtures therein and shall quit and surrender said premises at the end of said lease in as good condition as the reasonable use thereof will permit. Lessee shall make no alterations, additions or improvements of any kind without first obtaining the written consent of Lessor.

5) Lessee shall in case of fire give immediate notice thereof to Lessor, and in case the premises hereby leased, or the building of which the same is a part, shall be partially damaged by fire or other elements, the same shall be repaired as speedily as possible at the expense of the Lessor; in case the damage should be so extensive as to render said premises untenable, the rent shall cease until such time as the premises and the means of access thereto shall be put in repair. In the event said building is so badly damaged or injured by fire or otherwise, although the leased premises may not be affected, that the Lessor shall decide within a reasonable time to rebuild or reconstruct the said building, then this agreement shall cease and the rent shall be paid up to the time of such damage or injury, and thereupon this lease shall terminate, provided, however, that such damage or destruction be not caused by the carelessness, negligence or improper conduct of the Lessee. No compensation shall be claimed by Lessee because of inconvenience or annoyance arising from the repair or alteration of any portion of the building, however, the necessity or occasion may occur.