

6. Lessee covenants and agrees with Lessor that he will not use or permit said premises to be used for any unlawful purpose or permit thereon anything which will become a nuisance, and that he will not do or 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 other casualty, nor which may render any increase or extra premium payable for such insurance.

Lessee further agrees that at the expiration of the term of this lease he will deliver up said premises in as good condition as they shall have been at the beginning of the term, natural wear and tear alone excepted.

7. In the event of bankruptcy or receivership of Lessee, or should Lessee make any assignment for the benefit of creditors, or fail to pay any installment of rent within thirty (30) days after the same shall become due, or fail to perform any of the terms herein, Lessor, may at his option, either declare the rental for the entire term immediately due and payable and proceed to collect the same, or may declare this lease terminated and take immediate possession of said premises.

8. The Lessee agrees to indemnify the Lessor against any loss suffered by suit against the Lessor for personal injuries to any person or invitee occasioned while on the leased premises. It is agreed that the Lessee shall be solely responsible for any such damages or injuries.

IN WITNESS WHEREOF, We, have hereunto set our hands and seals this the 15th day of July, 1958.

In the presence of:

<u>Ernest E. Taylor</u>	<u>John W. Anderson</u> (SEAL) Lessor
<u>Leo H. Hill</u>	<u>M. G. Watson</u> (SEAL) Lessee

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