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fire insurance company or companies for an amount at least equivalent to the present coverage and will pay all premiums thereon; likewise, as a part of the consideration for this lease the Lessee will pay all water, light and heat bills incurred by reason of their occupancy of said premises and should the Lessee desire any improvements or additions such as air conditioning, heating, or otherwise, said improvements shall be made by the Lessee at its expense.

It is understood and agreed that the Lessor will maintain the roof of said building and buildings in a reasonable good state of repair but shall not be liable for any damage occasioned by reason of leakage unless and until the Lessee shall first have given the Lessor written notice of the defective condition of said roof and the Lessor allowed a reasonable time thereafter in which to make certain repairs.

In the event the Lessee is adjudged bankrupt or is placed in the hands of a Receiver or makes an assignment for the benefit of its creditors or in the event one month's rental is in arrears or unpaid for a period of thirty (30) days, upon the happening of either event, the Lessor shall have the right to terminate said lease and at such time make demand on the Lessee for the full rental for the unexpired portion of the term of this lease.

In the event said building and buildings covered by this Lease shall become damaged by fire or other casualty to such extent as to render the same unfit for the purposes for which the same are being used by the Lessee, this lease shall thereupon terminate but in the event said buildings

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