

Lessees or should they be placed in the hands of a receiver, or make an assignment for the benefit of creditors, or fail and neglect to carry out any of the covenants and agreements herein set forth, the Lessor may, at his option, declare this Agreement terminated and take immediate possession of the premises leased herein, collecting all rents due and payable up to the time of taking possession.

4. That the Lessees further covenant and agree that no alcoholic beverages shall be sold on the within leased premises.

THE LESSOR HEREBY COVENANTS AND AGREES:

1. That he will pay all taxes and assessments levied against the premises during the life of the lease, and will be responsible for insuring, and keeping insured his own interest in the premises.

2. That he will make any necessary repairs to the roof and exterior of the leased premises, including electrical wiring, within a reasonable time after written notice from the Lessees.

IT IS MUTUALLY COVENANTED AND AGREED:

1. Should the within leased premises, or any substantial part thereof, be destroyed or so damaged by fire or other casualty to the extent that the same are unfit for occupation and use, the rent, or a fair and just proportion thereof, according to the nature and extent of the damage, shall be suspended and cease to be payable until the premises are restored and made fit for occupation and use. Should the premises be totally destroyed by fire or other casualty so as to be totally unfit for occupation and use, the Lessees shall have the right to terminate this Lease Agreement by giving written notice of such intention to the Lessor within ten (10) days from the date of the destruction of the said premises.

2. That the Lessees shall have the exclusive option to extend the term of this Lease Agreement for a further term of three (3) years from Midnight, September 15, 1930, to Midnight, September 15, 1933, upon the terms, conditions and covenants of the within Lease Agreement, provided that the Lessees shall give unto the Lessor one month's written notice of their election to take such extension.

3. That the benefits, covenants and obligations contained herein shall inure to and become binding upon the respective parties hereto, their heirs, assigns, executors and administrators, forever.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and

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R. E. C. # 2. R. E. C. # 2. R. E. C. # 2.