

five years except that it may be renewed from year to year.

IT IS UNDERSTOOD AND AGREED, That the lessees shall pay all costs of lights, water, heat and utilities; that the lessors shall pay all taxes.

Should the leased premises be destroyed or so damaged by fire or other casualty during the lease period thereby rendering the same unfit for occupancy then this lease shall cease to operate during the time that said premises shall be unfit for occupancy; that if total destruction is occasioned then this lease is automatically terminated; if only minor destruction is occasioned, yet leaving the premises fit for occupancy, then the lessors agree to restore and repair within a reasonable time.

The lessees covenant and agree that they will hold harmless and indemnify the lessors from and against all loss, liability or expense that may be incurred by reason of accident, neglect or misadventures to persons or property arising from or in any way growing out of the use, misuse or abuse of the premises hereby leased.

The lessees covenant that no use which is unlawful shall be permitted on said premises and that the same shall ^{not} be used for residential purposes.

IT IS FURTHER UNDERSTOOD AND AGREED, That should any installment of rent be past-due and unpaid for a period of ten (10) days, or should the lessees fail to perform any of the other terms of this lease then and in that event, the lessors may, at their option, after giving fifteen (15) days written notice, either:

- (1) Declare the full rental price for the entire term due and payable and re-rent the same deducting the rent collected from said venture from the amount due and owing by these lessees to the lessors.
- (2) To terminate said lease, enter and take possession free of any claims or rights of the lessees, their heirs or assigns yet retaining the right to recover