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In the event the building situate upon said premises shall be damaged by fire or other casualty to such an extent as to render the said building unfit for the purposes for which the same is being used by the Lessee, the Lessor shall have a reasonable time to make repairs or rebuild said building and replace the same in a substantial manner as said building was before it was damaged or destroyed. During the time when said building is being repaired or rebuilt, no rentals shall be paid by the Lessee until the said building has been restored substantially as it was before being damaged, and at that time payments shall be made and shall become due as provided for in this Lease.

It is further understood and agreed that in the event of the bankruptcy of the Lessee, voluntary or involuntary, the Lessor may at his option declare said Lease terminated and null and void.

It is further understood and agreed that all the terms and conditions of the demise of this property are contained in this instrument and there are no collateral or verbal agreements pertaining thereto. That the terms and conditions of this Lease shall not be changed or modified in any manner unless in writing signed by all the parties hereto.

To have and to hold the said premises unto the said Lessee all the terms hereinabove set forth.

IN WITNESS WHEREOF, We have hereunto set our Hands and Seals this 18<sup>th</sup> day of JUNE, 1960.

Ruth S. Gregory (SEAL)  
RUTH S. GREGORY, LESSOR

William W. Gordon (SEAL)  
INDV. & D/B/A ATLAS RUBBER COMPANY

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