

such machinery, equipment, and other facilities as may be necessary or useful in the operation of its business of buying, selling, storage, processing, and otherwise dealing in meats, produce, and other perishables, and upon the termination of this lease, there being at the time no default under the terms hereof, said Lessee may remove from said premises all such machinery, equipment, and other facilities as may be installed or owned by Lessee, such removal to be accomplished without damage or injury to said leased premises.

8. The Lessee agrees to keep the leased building in good condition and repair, shall make any and all repairs including repairs to the roof of said premises and including any structural repairs that may be necessary, and shall deliver up said leased premises at the expiration of this lease in good order and condition, ordinary wear and tear exempted. All such repairs, including repairs to the roof, shall be at the cost and expense of said Lessee.

9. In the event of bankruptcy of the Lessee, or in the event that the Lessee should be placed in the hands of a receiver, or should the Lessee make an assignment for the benefit of creditors, the Lessor may, at its option, declare this lease immediately terminated and may take possession of the premises.

10. It is further agreed that, if the Lessee shall fail to perform any of its covenants and agreements herein contained or fail to pay the rent herein provided for when due, the Lessor may enter into and upon the premises herein leased and repossess the same and, at its option, declare this lease terminated without prejudice to other remedies. Provided, further, that should the Lessee be adjudged in default under any of the provisions contained in the lease of certain equipment, machinery, etc. between the Lessor and the Lessee of even date herewith, then the Lessor may enter into and upon the premises herein leased and

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