

improvements shall become the property of the Lessor at the termination of said lease.

(2) That the Lessee will furnish such lights, power, water and other utilities as he may require at his own expense.

(3) That at the termination of said Lease the Lessee will deliver up said premises as good condition as they shall be at the beginning, reasonable wear and tear alone excepted.

(4) That if the Lessee shall breach the terms of this Lease and fail to correct said breach within ten days after written notice thereof, the Lessor may at his option declare this Lease terminated and take immediate possession of the premises, collecting all rents up to the time of retaking possession, it being understood that this remedy is not exclusive but it shall be in addition to such other remedies as the Lessor may have under the laws of this State.

(5) In event of the bankruptcy of the Lessee or should the Lessee be placed in the hands of a receiver or make an assignment for the benefit of creditors the Lessor may, by his option, declare this lease terminated and take immediate possession of said premises.

(6) And the Lessee does hereby covenant and agree that he will not assign this Lease nor sublet the premises nor any part thereof without the written consent of the Lessor.

(7) The Lessee covenants and agrees that he is not to do or suffer anything to be done, by which persons or property in or about or adjacent to the demised premises may be injured or endangered; and the Lessee agrees to indemnify and save harmless the Lessor from any claim of any person of injuries to life, person or property by reason of anything done, permitted to be done or suffered, or omitted to be done, by the Lessee in and about the occupation of said premises, or streets, alleys, or sidewalks adjacent thereto.

(Continued on Next Page)