

event one month's installment of rent is in arrears and unpaid for a period of thirty (30) days or in the event the Lessees or either of them are adjudicated bankrupt or make an assignment for the benefit of creditors, or shall be placed in the hands of a receiver or in the event the Lessees shall violate any of the terms of this lease, upon the happening of either event this lease shall thereupon terminate at the option of the Lessor herein and the rent for the full term of this lease shall thereupon become due and payable.

It is understood and agreed that the Lessees have accepted the premises in its present condition as completed and tendered by the Lessor. If the Lessees desire to make any alterations in said premises such can be done only with the written consent of the Lessor.

It is agreed that the Lessor will at his expense maintain the outside walls of said building in a reasonable and good state of repair and will likewise maintain the roof of said building in a reasonable and good state of repair, but shall not be responsible for any damage resulting from leakage of the roof, unless and until the Lessees shall first have given to the Lessor written notice of the defective condition of said roof and Lessor allowed a reasonable time thereafter in which to repair the same.

It is agreed that the Lessor at his expense shall carry full value fire and extended coverage insurance on said building and the Lessees are required to carry at their expense plate glass insurance for protection beyond the extent to which the plate glass in the building is insured under the Lessor's standard fire and extended coverage insurance

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