

must first be approved by the Lessor in writing. It is also agreed that the Lessee shall have the privilege of installing a door, or entrance, from its building to Lessor's building, if it so desires, at its own expense. It is further agreed that at the termination of this lease all openings between the two buildings are to be closed by Lessee in good workmanlike manner. It is further agreed that any additions or improvements made on said property by the Lessee will revert to the Lessor at the termination of this lease. It is further agreed that any additional taxes which might be assessed against said property by reason of additions or improvements will be paid by the Lessee.

This lease shall not be assigned, or the premises sublet without first obtaining the written consent of the Lessor.

The Lessor, or his agent, may at reasonable times enter upon said premises to examine the condition of same; that the Lessee will, at the end of said term, quietly yield up the said premises in as good and tenantable condition in all respects, reasonable use and damage by fire or other unavoidable casualty excepted, as same now are.

Provided always, and these presents are upon the condition, that if said rent, or any part thereof, shall at any time be in arrears and unpaid, or the Lessee shall at any time fail or neglect to perform or observe any of the covenants, conditions, or agreements herein contained and on his part to be performed and observed, or the Lessee shall become bankrupt or insolvent or shall compound with its creditors, then and in such case it shall be lawful for the Lessor, or any person or persons duly authorized by him in his behalf, without any formal notice or demand, to enter into and upon said premises, or any part thereof, and in the name of the whole, and the said premises peaceably to hold and enjoy thenceforth as if these presents had not been made.

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