

become immediately due and payable and the total amount of the rent due under this lease shall be regarded as liquidated damages, and the First Party shall have the right to maintain such further action as may be necessary to collect the balance of the rent due under the terms hereof and to retake possession of the property and to thenceforth hold the same free and clear from any right of the Second Party or its successors and assigns to the use of the premises. Subject to the foregoing, in the event the Second Party goes into voluntary or involuntary dissolution under Section 5 (d) of the Home Owners Loan Act of 1933 as amended (Section 1464, Title 12 of the U. S. Code) and under Section 547.1 et seq of the Rules and Regulations for the Federal Savings and Loan System (Title 12, Code of Federal Regulations) the conservator, receiver or supervisor may, in accordance with his responsibility of conserving the assets of the Second Party, continue to hold as tenant under the terms of the within lease and option to purchase subject to its terms and conditions.

(4) The Second Party shall pay, when due, all taxes and assessments which may be legally levied or assessed against said premises during the term of this lease, together with all premiums on fire and liability insurance carried by the Second Party on the demised premises. The Second Party agrees to provide and pay for such Workmen's Compensation insurance as may be required by the State of

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