

Lessee further agrees to keep the same, or a similar amount of insurance in force as is now in force upon the aforesaid property, and further agrees to submit said policy, or policies to the Lessor each year for approval.

The Lessee further agrees not to permit any alterations of or upon the premises except by written consent of the Lessor, and that all alterations and additions to the premises shall remain for the benefit of the Lessor unless otherwise provided in such consent.

The Lessee also agrees that at the termination of this lease by lapse of time or otherwise to yield up the premises to the Lessor in as good repair and condition as the same are at the commencement of said term, reasonable use and wear thereof and damage by fire or other casualty not occurring through the default of the Lessee only excepted.

Lessee further agrees to permit Lessor to inspect the premises at any time during the duration of the lease and make such repairs as it may think necessary for the protection thereof in accordance with the provisions herein stated.

Lessee further agrees to pay and discharge all reasonable costs, attorneys fees and expenses that shall be made or incurred by the Lessor in enforcing the covenants and agreements hereof, provided always and these presents are upon the express condition that if the Lessee shall fail or neglect to perform and observe any or either of the covenants on her part herein contained, it shall be lawful for the Lessor at any time thereafter, and without notice or demand, to enter into and upon the demised premises and repossess the same as of its former estate, and to expel the Lessee and those claiming under her, and to remove her