

4. Inasmuch as the date of execution of this Lease is subsequent to the inception of the Lease period, all rent accruing from October 1, 1961 through the first day of the month following the date of execution of the lease will be paid to the Lessor at the time of execution.

5. The Lessor agrees that the Lessee may erect a building on the demised premises at any time during the term of the lease; provided, however, that at the expiration of the said lease term the Lessee will peaceably yield up to the Lessor, its successors and assigns, the premises and all improvements, erections and additions made upon the premises.

6. In the event the Lessee, its successors and assigns, shall be adjudged bankrupt, or insolvent according to law, or shall file a voluntary petition in bankruptcy, or if any payment of rent shall be past due and unpaid for a period of thirty days, or on violation of any of the terms and agreements of this Lease, which is not corrected within thirty days after written notice, this Lease shall, at the option of the Lessor, terminate and the Lessor may thereupon lawfully enter into or upon the premises or any part thereof, and repossess the same and expel the Lessee and those claiming under it and remove all its effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claim or remedy the Lessor may have or use to collect the arrears for rent and/or damages for breach of covenant; provided, however, that if any of the covenants are breached by the Lessee, the Lessor at its option may declare the entire rent for the remaining period of the lease term due and payable immediately.