

(5) It is further mutually agreed that should the Lessee default in the payment of the above rents or fail to perform any of the other covenants herein contained that it shall be optional with the Lessor to declare this lease void and repossess said premises without any action at law. Lessee covenants with the Lessor that he will not use or permit said premises to be used for any unlawful purpose or permit thereon anything which will be or become a nuisance, and that they will not permit to be done on said premises anything which may render void or voidable any policy for the insurance of the said premises against fire or other casualty, nor which shall render any increase or extra premium payable for such insurance.

(6) Lessee further covenants and agrees that at the termination of this lease he will deliver up said premises in as good condition as they shall have been at the beginning of the term, natural wear and tear excepted. If the business is discontinued or the premises vacated before the expiration of the lease, then the whole of the unexpired term becomes immediately due and payable. The destruction of the premises by fire or other casualty making it unfit for occupancy, or one month's arrears of rent shall terminate this lease at the option of the Lessor. In the event of bankruptcy or receivership of the Lessee, or should the Lessee make any assignment for the benefit of creditors, Lessor may at his option declare this lease immediately terminated and take possession of the premises.

IT IS FURTHER AGREED: That the Lessee shall not assign this lease nor sublet any part of said building or premises without the written approval of the Lessor, and that the same shall not be assigned or mortgaged without the written consent of Lessor.

(7) Lessee shall be responsible for the payment of all water or light bills.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of ^{July}~~June~~, 1962.

W.S.
M. G.

(CONTINUED ON NEXT PAGE)