

in advance, on or before the 10th day of each month. ~~Rent for~~  
~~the month of September 1962 shall be prorated from date hereof.~~

*Bill M. ...  
By E.A. ...  
By E.A. ...*

5. Lessee, or its contractors or sub-contractors, shall, during the construction of said project, and during occupancy thereafter, carry such liability insurance as may be necessary for the protection of Lessor.

6. Lessee may improve said premises at its own expense, and construct thereon such buildings as it may deem advisable. Lessee shall be responsible for the upkeep of such improvements during the term of said lease, and such improvements shall be and become the property of Lessor upon the termination of said lease.

7. This lease shall be subject to all statutes, ordinances, rules, regulations and/or orders of Federal, State, Municipal or other governmental agencies having authority over or in any way affecting the terms and conditions thereof.

8. The Lessee further covenants and agrees that at the expiration of the term of this lease, unless the option to purchase is exercised, it will deliver up said premises in as good condition as they shall have been at the beginning of the term of this lease, natural wear and tear alone accepted. In the event of bankruptcy or receivership of the Lessee or its successors or assigns, or should the Lessee make any assignment for the benefit of creditors, the Lessor may at its option declare this lease immediately terminated and take possession of the premises, or should the Lessee fail to pay any installment of the rent or to pay taxes on improvements within thirty (30) days after the same shall become due or fail to perform any of the terms herein, the Lessor may, at its option, either declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this lease terminated and take immediate possession of the premises. During the term of this lease the Lessor is to pay taxes on the land covered thereby and the Lessee is to pay taxes on any buildings and improvements placed thereon.