

than Fifty Thousand Dollars in such Company as may be agreed upon between the parties;

(h) To pay for such minor repairs, including painting of the exterior of said building, in order to keep and maintain the neat, new appearance thereof;

(i) To do nothing upon said premises that could be classified as a nuisance or to conduct upon said premises any business in violation of any municipal or state zoning ordinance or regulation.

5. It is mutually agreed that, in the event the Tenant should become insolvent, make an Assignment for its creditors, file for bankruptcy or permit any Judgment to be rendered against it and remain unsatisfied for a reasonable period of time, that in any of said events, the Owners may promptly declare this Lease terminated and take possession of said premises.

6. It is mutually agreed that the Tenant shall not alter or sub-let the said premises without the written authorization of the Owners.

7. It is mutually agreed that, in the event of fire, windstorm or disaster resulting in the damage to the building located upon said premises in an amount of 50% of the then value of the same, the owners at their election may terminate this Lease Agreement. Should said damages be less than 50% of the then value of said building, it is agreed that the Owners shall promptly cause the replacement and repair of said damages so as to place the building as nearly as possible in its original condition, with the rental provided for under this Agreement with respect to the damaged portion of said premises being abated during said time.

8. It is mutually agreed that if the monthly rental hereinabove provided shall remain unpaid for the period of fifteen (15) days from the date when same is due, that the Owners, at their election, may forthwith terminate said Lease and take possession of said premises. Upon the failure of the Tenant to perform any of the other conditions contained in this Agreement,