

7. The Lessee covenants and agrees that he will not use or permit said premises to be used for any unlawful purpose, nor in violation of any valid regulation of any governmental body, or permit thereon anything which may be or become a nuisance; and that he will not permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or other casualty, nor which may render any increase or extra premiums payable for such insurance.

8. The Lessee further covenants and agrees that at the expiration of the term of this Lease, he will deliver up said premises in as good condition as they shall have been in at the beginning of the term of this Lease, natural wear and tear alone excepted.

9. If the demised premises be totally or substantially destroyed or damaged by fire or other casualty so as to render them substantially unfit for occupancy by the Lessee, this Lease may, at the option of either the Lessor or Lessee, be terminated. If the demised premises be partially damaged by fire or other casualty, the Lessor shall, within a reasonable time, restore the building to substantially the same condition as before the fire or other casualty, and a proportionate share of the rental herein provided shall be abated until the restoration of said premises.

10. If the Lessee shall fail to pay any installment of rent within ten (10) days after written notice thereof, or if the Lessee goes into bankruptcy or receivership, voluntary or involuntary, or if the Lessee makes an assignment for the benefit of creditors; or if the Lessee's property or interest therein should

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