

are taken under the power of eminent domain, then this lease shall terminate from the date possession of such condemned property is surrendered to the condemning authority. If such taking shall not render the premises unsuitable for the purposes of the Lessee, a just proportion of the rent shall be abated and this lease shall continue in full force and effect. Any award or damages for any taking under such power shall be paid to the Lessor and the Lessee shall have no claim thereto or interest therein, except as Lessee's leasehold interest may appear.

(4) That in the event of bankruptcy of the Lessee or if it should be placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor, at its option, may declare this lease immediately terminated and may take possession of the premises, collecting the rental up to the time of such retaking of possession.

(5) That within thirty (30) days next preceding the expiration of the term of this lease the Lessor, its agents, prospective purchasers, prospective lessees or assigns, may, from time to time, enter upon the leased premises for the purpose of showing or viewing said premises and may affix to some suitable part of said premises a notice to rent or to sell the same or any part thereof and keep the notice affixed without molestation by the Lessee.

(6) That no waiver by the Lessor or Lessee of a breach of any covenant or agreement contained herein on the part of the Lessee shall constitute a waiver of a subsequent breach of the same or any other covenant or agreement.

(7) That if the Lessee shall remain in possession of the

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