

such premises, or any part thereof, at all reasonable hours for the purpose of examining the same, or making such repairs or alterations therein as may be necessary for the safety and preservation thereof.

11. All personal property placed on the demised premises above described, or any part thereof, shall be at the risk of the Lessee or owner of such personal property, and the Lessor shall not be liable for any loss or damage to said personal property or to the Lessee for any cause whatsoever.

12. It is agreed between the parties hereto that if the premises hereby let shall, without fault of the Lessee, be destroyed or so damaged as to become substantially untenable by fire or by other unavoidable casualty, then if the Lessor shall by writing, to be delivered to the Lessee within thirty (30) days after such damage or destruction, elect to rebuild or repair said premises within a reasonable time after such election, putting the premises in as good condition as they were at the time of destruction or damage, and for that purpose may enter said premises and the rent shall abate during the time said premises are untenable, but if the Lessor does not elect as aforesaid to rebuild or repair, then the Lessor shall have possession of said premises hereby let, and the Lessee shall deliver and surrender to the Lessor such possession and this lease shall become void, and the term hereby ended, and upon such delivery and surrender being made or upon the recovery of said premises by the Lessor, the obligation to pay rental shall cease. But until such delivery and surrender or recovery, this obligation to pay rent shall not cease.

13. In the event of the appointment of a Receiver or Receivers of said Lessee or the adjudication of any Court that the said Lessee is insolvent or bankrupt, then the said Lessor, its assigns or its agents, shall have the right to terminate this lease and forthwith to enter upon and take possession of the said premises, giving ten (10) days' written notice to the said Lessee, or its Receiver or Receivers, the Trustee or Trustees, of its intention so to do.

14. If the Lessee shall fail or neglect to pay the rent when due or neglect to do and perform any matter of thing herein agreed to be done and performed by it, the Lessor may, upon giving the Lessee twenty (20) days written notice, terminate this lease and require the Lessee to vacate the premises herein

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