

10. In the event the Tenant, or her heirs and assigns, shall be adjudged bankrupt or insolvent according to law, or shall file a voluntary petition of bankruptcy, or if any payment of rent shall be past due and unpaid for a period of thirty days, or on violation of any of the terms and agreements of this lease, which is not corrected within thirty days after written notice, this lease, shall, at the option of the Landlord, terminate and the Landlord may thereupon lawfully enter into or upon the premises, or any part thereof, and repossess the same and expel the Tenant and those claiming under him, and remove his or their effects by force, if necessary, without being deemed guilty of any manner of trespass, and without prejudice to any other claims or remedies the Landlord may have or use to collect the arrears for rent and/or damages for breach of contract.

11. The Tenant agrees that he will not do or permit to be done on the premises anything that may render void or voidable any policy of insurance on said premises against fire and extended coverage, or which may cause any increase or extra premium for such insurance.

THE LANDLORD AGREES DURING THE TERM OF THIS LEASE:

12. To pay all taxes, assessments, or liens, that may be made against, or levied upon said premises during the term of this Lease.

13. To keep the roof, outer walls and structural portions of the said building in good repair. All changes, additions, or improvements, required by any legally constituted authority shall be made by the Landlord, and in the event the building is legally condemned, the Tenant shall have the right to terminate this lease on a thirty days' notice.