

for such use or purpose. All damages awarded for such taking shall belong to and be property of the Landlord.

EVICTION. Upon the failure of the Tenant to make any payment of rent when it is due, or if the Tenant should breach any other covenants, agreements, or conditions herein contained, or if the premises are abandoned, deserted or vacated, then, at the option of the Landlord or his agents, this lease shall immediately terminate, without notice or demand to the Tenant, and the Landlord may re-enter and repossess the said premises and remove and put out Tenant and each and every occupant. In the event of re-entry by the Landlord, it is herein provided that Tenant shall be liable in damages to said Landlord for all loss sustained.

DAMAGES BY FIRE TO PREMISES. If during the term of the lease the premises should be partially destroyed by fire, or other casualty, the Landlord shall make whole any damage to the structure with all reasonable diligence and without interruption of Tenancy. If, however, the premises sustain a fire, or other casualty, that render the premises uninhabitable, then the lease would terminate and the rent would cease to accrue as of the date of destruction. In the event of fire, or other casualty, the Tenant is to notify the Landlord or agent at once.

QUIET ENJOYMENT. Landlord agrees and covenants that the Tenant shall have peaceful and quiet enjoyment of the demised premises for the duration of his occupancy, provided of course, that the Tenant complies with the covenants, agreements and conditions stated herein.