

the reasonable use of the same and damages by the elements excepted.

9. The lessee shall permit the lessors and their agents to enter on the premises or any part thereof, at all reasonable hours, for the purpose of examining the same or making such repairs or alterations as may be necessary for the safety or preservation thereof.

10. The lessee shall not assign this lease nor sublet the premises or any portion thereof without the written consent of the lessors.

11. If lessee shall abandon or vacate the premises, they may be relet by the lessors for such rent and on such terms as lessors may see fit; and, if a sufficient sum shall not be thus realized, after paying all expenses of such reletting and collecting to satisfy the rent hereby reserved, the lessee agrees to satisfy and pay all deficiency.

12. That this lease may be terminated by the lessors in the event of the breach of any of the agreements of the lessee herein contained, in which case the lessors may re-enter the premises, and immediately thereon this lease shall thereupon terminate.

13. That this lease, at the option of the lessors, shall terminate in case the lessee shall by any court be adjudged a bankrupt or insolvent, or in case the lessee shall make an assignment for benefit of creditors.

14. The lessee shall observe and comply with all rules, regulations and laws now in effect or which may be enacted during the continuance of this lease by any municipal, county, state or federal authorities having jurisdiction over the premises, and to indemnify lessors for any damage caused by the violation thereof.

15. That failure of the lessors to insist on the strict performance of the terms, agreements and conditions herein contained, or any of them, shall not constitute or be construed as a waiver or relinquishment of the lessors' right thereafter to enforce any such term, agreement or condition, but the same shall continue in full force and effect.

16. If during the term of this lease the premises shall be destroyed by fire, the elements, or any other cause, then this lease shall cease and become null and void from the date of such damage or destruction and the lessee shall immediately surrender the premises to the

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