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Sixth: Should the building be damaged by fire or other casualty, the Lessor shall promptly repair and restore the building to its former condition. Whereupon, this lease shall continue in force and the rent shall be abated to the Lessee in proportion to the extent to which any portion or all of the premises are rendered unfit for use.

Seventh: The Lessee agrees that he will make no major alterations in the premises without written consent of the Lessor.

Eighth: In the event of the bankruptcy of the Lessee, or in the event they should be placed in the hands of a Receiver, or should make an assignment for the benefit of creditors, then in that event the Lessor may, at his option, declare this lease immediately terminated and take possession of the premises.

Ninth: Should the Lessee fail to pay any installment or rent within seven (7) days after the same shall become due or fail to perform any of the covenants or agreements herein contained, then in that event, the Lessor may at his option declare the total rent for the entire term due and payable immediately.

Tenth: The Lessee shall not sublet the premises. The Lessee shall not assign this lease without approval of the Lessor, provided however, such approval shall not unreasonably be withheld.

Eleventh: The Lessee must approve all store signs.

Twelfth: The Lessor covenants and agrees that the Lessee paying the said weekly rental and performing the said covenants on his part, may peaceably and quietly have, hold and enjoy the demised premises during the term aforesaid.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this ¹⁵ ~~15~~ day of ^{Sept} ~~August~~, 1979. *PdF JMS*

Jayce Ellington
Jayce Solas
Jayce Ellington
Jayce Solas

Ferry S. Luthi as Trustee
Ferry S. Luthi, As Trustee For Kull Trust
Jerry Warren
Jerry Warren, Lessee

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