

X The Landlord agrees that he will keep the roof, floor and the sidewalls in good repair.

IT IS FURTHER AGREED between the parties that if the building on said premises are so damaged by fire or other casualty as to render them unfit for occupancy, then this lease may be terminated by either party hereto.

In the event of bankruptcy of the Tenant or in the event said Tenant is placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Landlord may, at his option, declare this lease terminated and may take immediate possession of the said premises.

IT IS FURTHER AGREED between the parties that within thirty (30) days next preceding the expiration of this lease, or any renewal term thereof, the said Landlord, his agents, prospective purchasers, prospective lessees or his assigns may from time to time enter upon said premises for the purpose of viewing or showing said premises and may affix to some suitable part of said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation by said Tenant.

Should the Tenant fail to pay any installment of rent provided for herein within sixty (60) days from its due date, or fail to perform any of the covenants and agreements herein contained, the Landlord may, at his option, either declare the rental for the entire term immediately due and payable or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

The Landlord agrees that the Tenant shall have the option to renew this lease for an additional term of three (3) years at a rental to be agreed upon between the parties hereto. In the event the Tenant should exercise this option he will notify the Landlord of his intention to do so at least sixty (60) days prior to the termination of this lease.