

execution, or if the Lessee or their assigns shall be declared bankrupt or insolvent according to law or shall make an assignment for the benefit of creditors, then and in any such case, the Lessor or those having its estate in the premises lawfully may, immediately or at any time thereafter, and without notice or demand, enter into the demised premises or any part thereof in the name of the whole, and repossess the same as of their former estate, and expel the Lessee and those claiming under them, and remove their effects, forceably, if necessary, without being taken or deemed to be guilty of any manner of trespass, and thereupon this demise shall absolutely determine, but without prejudice to any remedies which might otherwise be used by the Lessor for arrears of rent or any breach of the Lessee's covenants herein contained.

SEVENTH: That no assent, express or implied by the Lessor to any breach of any of the Lessee's covenants, shall be deemed to be a waiver of any succeeding breach of same covenants.

EIGHT: Lessee agrees to deliver up to the Lessor, said premises upon the expiration of this lease or a renewal thereof in as good condition as when the same were entered upon by the Lessee. Loss by fire or inevitable act or ordinary wear excepted, and Lessee will keep the premises in good repair except as to the roof, and as to the roof, the Lessor agrees to keep the same in good repair at their own expense.

NINE: It is understood and agreed between the parties hereto, that upon the expiration of this lease or the expiration of any renewal thereof, the Lessee, its assigns or successors will have the right to remove any and all machinery, equipment, tools, or supplies placed by them or upon their order in or upon the premises, provided that Lessee has met and fulfilled its obligations under the terms of this agreement, and Lessee shall not be liable to Lessor by said removal except for any damage or injury done to the premises occasioned by any negligent or care-

(Continued on Next Page)