

terminated; whereupon, the full rental price for the whole of the unexpired term shall be immediately due and payable and the Lessors may enter and take possession of the leased premises and resort to any legal remedies prescribed by law for the enforcement or collection of the entire rental payable under this Lease Agreement, or to obtain possession of the leased premises.

5. In the event the Lessee should go into bankruptcy, voluntary or involuntary or be placed in the hands of a receiver, or make a general assignment of its property for the benefit of its creditors, or file a petition pursuant to any state or federal law for the extension of its debts, or for its reorganization, or if its stock of goods, wares, and merchandise should be seized under attachment, execution, or other process, and such attachment, execution, or other process be not vacated or such property released within fifteen (15) days, then and in such event, the Lessors shall have the right, at their option, to immediately terminate this Lease and re-enter the demised premises and the full rental price for the unexpired terms shall thereupon become immediately due and payable.

6. The Lessors agree to repair the roofs, walls and floors. It is fully understood and agreed that the roofs, walls and floors of said building are at present considered sound and the Lessors shall not be called upon to make inspection of or repairs to them until notified by the Lessee of the necessity thereof and that the Lessors shall not pay any damage from leaks, should any occur. Except as herein provided, the Lessors shall not be called upon to make any repairs or alterations during the term of this Lease Agreement.

7. The Lessee shall keep the buildings and premises in good order and repair during the term of this Lease, and upon the expiration or termination of said Lease shall deliver up the premises in as good condition as they were in at the commencement of said Lease, reasonable wear and tear alone excepted. The Lessee shall allow the Lessors free access to the premises hereby leased for the purpose of examining or exhibiting the same, or to make any needful repairs or alterations of said premises, which said Lessors may see fit to make. The Lessee will keep all and singular the said buildings and premises, including the plumbing, electrical wiring, and heating and air conditioning, in such repair as the same are in at the commencement of the said term or may be put in during the continuance thereof, and will promptly replace all glass therein broken during the said term by other of the same size and quality.

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