

for the payment of the rental herein reserved. In the event the Lessee shall be adjudged a bankrupt, or have a receiver appointed for its business, or make an assignment or have an assignment made against it for the benefit of its creditors, then and in such event, the Lessors shall have the right, without waiving or surrendering their rights or liens with reference to any rent, to retake possession of the property and lease the same to a third party or immediately cancel the Lease. The Lessee may remove at the end of the lease period all trade fixtures purchased and installed by the Lessee provided all other terms of the Lease have been met and provided such removal does not damage the property of the Lessors.

4. And the Lessee covenants with the Lessors to pay the Lessors the rent as herein specified; that it, the Lessee, will not assign this Lease, nor let nor under-let the whole or any part of the said premises, nor make any alterations therein without the written consent of the said Lessors, provided, however, that such consent shall not be withheld unreasonably and provided further that such assignment or sublease shall not increase the insurance rate on the building; that it will not occupy, or use or permit to be occupied or used the said premises in any way deemed extra hazardous on account of fire or otherwise; that no use of the premises will be made such as to be offensive to the neighborhood and adjacent property owners, and the Lessee agrees to comply with all lawful requirements of the state, municipal or public authorities as relate to the use of the premises; that it will permit the Lessors or their agent to show the premises to prospective tenants or purchasers beginning one hundred twenty (120) days prior to the expiration of the term of this Lease; and that at the expiration of the said term, the Lessee will quit and surrender the premises hereby demised in as good state and condition as reasonable wear and tear thereof will permit, damage by the elements excepted.