

mentioned, and that she will not do nor permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or which may render any increased or extra premium payable for such insurance.

5. Should the building on said lot be destroyed or so damaged by fire as to be unfit for occupation and use and the Landlord should elect not to repair said damage within a reasonable time, the Landlord or the Tenant shall have the right to terminate the within lease and the rent for any unexpired portion shall abate.

6. In the event the Tenant, his heirs or assigns shall be adjudicated bankrupt, insolvent according to law, or shall file a voluntary petition in bankruptcy, or if any payment of rent shall be past due and unpaid, then in any or all of such events, this agreement of lease shall henceforth terminate at the option of the Landlord and any unmatured rent shall become immediately due at the option of the Landlord, and the Landlord may thereupon lawfully enter into and upon the premises or any part thereof and repossess the same and expel the Tenant and those claiming under him and remove their effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claim or remedies the Landlord may have or use for arrears of rent or breach of covenant.

7. It is further understood and agreed that the Tenant may attach his usual signs on or about the demised premises provided such signs and other attachments shall comply with all requirements of law and City Ordinances. However, the Tenant agrees to protect and save harmless the Landlord against any liability for damages to persons or property caused by or growing out of the installation and operation of such signs.

8. It is further agreed by and between the parties hereto