

(4) It is further understood and agreed that should any instalment of rent be past due and unpaid by the tenant for thirty (30) days; the landlord may at his option, after giving thirty (30) days' written notice to the tenant, either: declare this lease null and void, and take immediate possession of the leased premises, or he may take immediate possession of the leased premises and rent the same for the account of the tenant, but nothing herein contained shall prevent or bar the landlord from recovering damages from the tenant for the breach of this contract, or enforcing his lien.

(5) The landlord agrees to keep in good repair the roof, outer walls, downspouts and approaches to said building. It is fully understood and agreed that the outer walls and downspouts are considered sound and the landlord shall not be called upon to make inspection of, or repairs to said portion of the building, and the landlord shall not be liable for any damages from leaks or other damages caused by the condition of the roof, outer walls or downspouts, should any occur, except those which may occur due to the landlord's negligent failure to repair, and after written notice given him by the tenant, and a reasonable time to make repairs has expired.

(6) The tenant shall keep the premises and fixtures, wires and windows in good order and repair during the term of this lease, and upon the expiration or termination of this lease, shall deliver up the premises in as good repair as they were at the commencement of said lease, reasonable wear and tear alone excepted.

(7) The tenant agrees to make no repairs, alterations or improvements to the building, except at his own expense, and after first obtaining the written consent of the landlord.