

or occupy the same for any purpose other than the aforementioned and that they 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 Lessor should elect not to repair said damage within a reasonable time, the Lessor or the Lessees shall have the right to terminate the within lease and the rent for any unexpired portion shall abate.

6. In the event the Lessees, their heirs or assigns, shall be adjudicated bankrupt, in solvent 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 Lessor any any unexpired rent shall become immediately due at the option of the Lessor and any the Lessor may thereupon lawfully enter into and upon the premises or any part thereof and repossess the same and expel the Lessees 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 Lessor may have or use for arrears of rent or breach of covenant. In such event all furniture, fixtures and equipment and any other property upon said premises shall be and become the property of the Lessor.

7. It is further understood and agreed that the Lessees may attach their usual signs on or about the demised premises provided such signs and other attachments shall comply with all requirements of law. However, the Lessees agree to protect and save harmless the Lessor 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 that the Lessees shall keep and hold harmless the Lessor from any and all damages, liability for anything and everything whatsoever arising from or out of the occupancy by or under the Lessees or Lessee's agents or servants, and from any loss or damage arising from