

condition, and deliver the said premises at the termination of said lease in as good condition as it finds them, ordinary wear and tear excepted.

The Tenant may at its option repair and decorate the interior of said building at any time during the term of this lease and may also erect temporary partition walls at such time and such places as it may deem necessary for the proper operation of its business on the premises.

IT IS FURTHER AGREED between the parties that if the building on said premises should be partially or totally destroyed by fire or other casualty, then this lease may at the option of the Tenant be terminated.

IT IS FURTHER AGREED that the Landlord is to keep the said building in a good tenantable condition, keeping the roof, sidewalls, floor and stairways in a good state of repair at all times, and will keep and maintain the elevator at all times during the term of this lease in good operating condition.

IT IS FURTHER AGREED that the Tenant may install machinery, fixtures and other equipment necessary for the proper operation of its business at any time during the term of this lease, and upon the termination of said lease, the Tenant shall have the right to remove from said premises all such machinery, fixtures or other equipment, provided that all rent then due has been paid.

In the event of bankruptcy of the Tenant or in the event said Tenant is placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Landlord may, at his option, declare this lease terminated and may take immediate possession of the said premises.

IT IS FURTHER AGREED between the parties that within thirty (30) days next preceding the expiration of this lease, or any renewal thereof, the said Landlord, his agents, prospective purchasers, prospective lessees or his assigns, may from time to time enter upon said premises for the purpose of viewing or showing said premises and may affix to some suitable part of said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation by said Tenant.

Should the Tenant fail to pay any installment of rent provided for herein within ten (10) days of its due date, the Landlord may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

The Tenant herein is given the option to renew this lease and also the option to renew the lease covering the second and third floors of said building referred to in a lease made between the parties hereto on November 21, 1952 for two additional years beginning January 1, 1955, at a rental not in excess of Three Hundred Fifty and no/100 Dollars (\$350.00) monthly to cover the property herein leased and the property described in the lease made between the parties on November 21, 1952.