

or other casualty, to at once and without notice from either party to the other, to render null and void and ended and terminated this lease, without further responsibility to or on either party thereafter.

Any changes in, additions to or alterations of the inside of the said buildings for the use or convenience of the lessee to be at his own expense.

The owner, her agents or representatives, shall have full rights at any and all times as may be necessary or proper, to enter, inspect and/or repair the said building or buildings, and of making such repairs, additions or changes as may not be inconsistent with the use thereof by the lessee.

The said Lessee shall have the right to sublet or subrent the said premises in part at any time as he sees fit, but any and all property of any subtenants therein or thereon shall at all times be subject to any rentals then due or thereafter to become due for said premises and buildings.

Any minor damage or injury to said premises not caused by the acts, of commission or omission, of said lessee, his agents, servants, employees, associates, visitors or customers shall be made and done by the owner in repair or restoration thereof as soon and as speedily as reasonably possible.

Any changes in, modifications of or additions hereto of said premises shall be reduced to writing and signed by the parties to be bound thereby.

Owner is hereby given first right and lien on property of said lessee and his sub-tenants or associates on said premises or within said buildings for collection of any rentals due therefor; and at any time two or more monthly rentals for same are due and unpaid, owner may at her option declare this agreement at once ended and terminated, with all legal rights for collection of the rents due.

This agreement is hereby made binding upon, and shall enure to