

present condition, shall make no alterations or additions to said building without the written permission of Lessor, and if such are made same shall be at the expense of Lessees, any permanent improvements or additions to said buildings or to the premises thereon, shall be and become the property of the Lessor at the termination of this lease. It is agreed that Lessor is to be responsible only for the upkeep of the roof and outside walls, but is in no wise to be responsible for any damage caused by any defect or repair of said roof.

(5) It is further mutually agreed that should the Lessees default in the payment of the above rents or fail to perform any of the other covenants herein contained that it shall be optional with the Lessor to declare this lease void and repossess said premises without any action at law. Lessees covenant with the Lessor that they will not use or permit said premises to be used for any unlawful purpose or permit thereon anything which will be or become a nuisance, and that they will not permit to be done on said premises anything which may render void or voidable any policy for the insurance of the said premises against fire or other casualty, nor which shall render any increase or extra premium payable for such insurance.

(6) Lessees further covenant and agree that at the termination of this lease they will deliver up said premises in as good condition as they shall have been at the beginning of the term, natural wear and tear excepted. If the business is discontinued or the premises vacated before the expiration of the lease, then the whole of the unexpired term becomes immediately due and payable. The destruction of the premises by fire or other casualty making it unfit for occupancy, or one month's arrears of rent shall terminate this lease at the option of the Lessor. In the event of bankruptcy or receivership of the Lessees, or should the Lessees make any assignment for the benefit of creditors, Lessor may at his option declare this lease immediately terminated and take possession of the premises.

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