

- 3- No part of said premises shall be used or in any way appropriated for gambling or unlawful practice or practices, and no intoxicating liquor or liquors shall be sold upon any part of said property.
- 4- The Lessee covenants to comply with the State laws and the City laws and ordinances in regard to nuisances insofar as the premises are concerned, and that it will not by any act of it or its sub-tenants (if any) render the Lessors liable therefor.
- 5- The Lessee shall maintain said premises in good condition at its own expense, and return said premises and the building to be placed thereon in good condition to the Lessors at the end or termination of this lease.
- 6- No demand of rent need at any time be made on the premises or elsewhere, but it shall be the duty of the Lessee to pay the same as money generally are paid when due, without demand. Failure to pay any installment of the rent when due shall, at the option of the Lessors, forfeit the lease and all rights of the Lessee hereunder.
- 7- If the lease shall at any time become void or forfeited, no demand shall be necessary to a recovery of possession of the premises, and the Lessors shall be entitled to receive or sue out a distress warrant for rent, whether the same become due before or after the forfeiture incurred. And such receipt of rent, or suing out of a distress warrant, shall not be considered a confirmation or renewal of this lease.
- 8- Should the Lessors at any time rightly seek to recover possession of the premises and be obstructed or resisted therein, and any litigation thereon ensue, the Lessee shall be bound to pay the Lessors a reasonable attorney's fee.
- 9- This lease, at the option of the Lessors, shall be void and forfeited in case of any violation on the part of the Lessee of any stipulation herein contained, which is not remedied or done within thirty (30) days after written notice from the Lessors to the Lessee.
- 10- The Lessee shall secure the written consent of the Lessors for any alterations or repairs on the premises before same are undertaken and shall pay any and all expense thereof in every instance, and the Lessors shall not be held liable for the cost of any alterations or repairs made by or for the Lessee under any circumstances whatsoever.
- 11- In event the premises shall be injured by fire or other casualty during the life of this agreement, whereby the same shall be rendered untenable, then the Lessee shall have the right to render said premises tenantable by repairs within sixty days therefrom. If said premises are not rendered tenantable within said time, it shall be optional with either party hereto to cancel this lease, and in the event of such cancellation, the rent shall be paid