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(5) It is further understood and agreed that should any installment of rent be past due and unpaid by the tenant, the landlord may at his option, after giving thirty days' written notice, either:

(a) Declare the full rental for the entire period or term due and payable immediately, and resort to any legal remedies at law or in equity for the enforcement or collection of the rent, or to recover damages for the breach of said covenants, or

(b) Declare this lease terminated and enter and take possession of the leased premises, and thereafter hold the same free of the rights of the tenant or its successors or assigns, to use said leased premises, but the landlord shall nevertheless have the right to recover from the tenant any and all sums which under the terms of this lease may then be due and unpaid for the use of the premises, provided the tenant shall not have paid said rent before the expiration of such thirty days' notice.

(6) The landlord agrees to keep in good repair the roof, foundation, outer walls, floors, downspouts and approaches to said building and further agrees to make all structural repairs and changes incident thereto. It is fully understood and agreed that the outer walls, floors, downspouts and approaches are considered sound, and the landlord shall not be called upon to make any inspection of, or repairs to said portion of the building, and the landlord shall not be liable for any damages from leaks or other damages caused by the condition of said roof, outer walls and downspouts, should any occur, except those which may occur due to the landlord's negligent failure to repair, and after written notice given by the tenant, and a reasonable time to make such repairs has elapsed.