

5. That they will require all employee parking to be in the rear of said building and limit the use of the space in front exclusively to customer parking.

It is mutually covenanted and agreed:

1. That should Lessees fail to pay any installment of rent, or fail to perform any of the covenants and agreements herein contained, Lessor may, at its option, either declare the rental for the entire term immediately due and payable and proceed to collect the same, or it may declare this lease terminated and take immediate possession of the premises, collecting rents up to the retaking of possession.
2. That should the building be destroyed or damaged by fire or other cause as to be rendered unfit for occupancy, the rental herein provided, or a proportionate part thereof, shall be abated until the premises have been restored.
3. That in the event of the bankruptcy of Lessees, or should they be placed in the hands of a receiver, or make an assignment for the benefit of creditors, Lessor may, at its option, at any time within six (6) months after notice thereof, declare this lease terminated and take immediate possession of the premises.
4. That should completion of building be unavoidably delayed beyond June 30, 1955, the rent shall be abated until the same has been completed. Should the building be completed and available before July 1, 1955, Lessees shall have the option of occupying the same prior to that date upon the same proportionate rental basis.
5. That at the termination of this lease, provided all rent has been paid in full, Lessees shall have the right to remove all trade fixtures, partitions, show windows,