

dispose of this lease or sublet the premises as a whole or in part, or use or occupy the same for any purpose other than the aforementioned or a general wholesale or retail business and that it will not do, nor permit to be done, on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or which may render any increased or extra premium payable for such insurance.

5. Should the building on said lot be destroyed or damaged by fire as to be unfit for occupation and use and the Lessor should elect not to repair said damage within a reasonable time, the Lessor or the Lessee shall have the right to terminate the within lease and the rent for any unexpired portion shall abate. During such repair a fair and just proportion of the rent, according to the nature and extent of the damage, shall be abated.

6. In the event the Lessee, its successors or assigns, shall be adjudicated bankrupt, insolvent according to law, or shall file a voluntary petition in bankruptcy, or if any payment of rent shall be past due and unpaid, then in any or all of such events, this agreement of lease shall henceforth terminate at the option of the Lessor and any unmatured rent shall become immediately due at the option of the Lessor, and the Lessor may thereupon lawfully enter into and upon the premises or any part thereof and repossess the same and expel the Lessee and those claiming under it and remove its effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claim or remedies the Lessor may have or use for arrears of rent or breach of covenant.

7. It is further understood and agreed that the Lessee may attach its usual signs on or about the demised premises provided such signs and other attachments shall comply with all requirements of law. However, the Lessee agrees to protect and save harmless the Lessor against any liability for damage to persons or property caused by or growing out of the installation and operation of such signs.