

understood and agreed, however, that the lessee will not rent said premises, or any part thereof, to anyone creating a nuisance, carrying on an offensive trade or for any unlawful use of said premises.

The lessor, or his agent, may at reasonable times enter upon said premises to examine the condition of same; that the lessee will, at the end of said term, quietly yield up the said premises in as good and tenantable condition in all respects, reasonable use and damage by fire and other unavoidable casualty excepted, as same now are.

It is understood and agreed that the lessee, Enoch E. Crowson, shall have the right or privilege of renewing this lease for a term of two (2) years at the expiration of the term above written, provided however that he give to the lessor ninety (90) days previous written notice of his desire to exercise said option or privilege of renewal. Should said option or privilege be exercised by the lessee it will be on the same terms and conditions as the lease herein written. This privilege is limited to the lessee and not to his heirs or assigns.

Provided always, and these presents are upon the condition, that if said rent, or any part thereof, shall at any time be in arrear or unpaid, or if the lessee shall at any time fail or neglect to perform or observe any of the covenants, conditions, or agreements herein contained and on his part to be performed and observed, or if the lessee shall become bankrupt or insolvent or shall compound with his creditors, then and in such case it shall be lawful for the lessor or any person or persons duly authorized by him in that behalf, without any formal notice or demand, to enter into and upon said demised premises, or any part thereof, in the name of the whole, and the said premises peaceably to hold and enjoy thenceforth as if these presents had not been made, without prejudice to any right of action or remedy of the lessor in respect of any antecedent breach of any of the covenants by the lessee hereinbefore contained.