

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.

8. It is further agreed by and between the parties hereto that the Lessee shall keep and hold harmless the Lessor from any and all damages, liability for anything and everything whatsoever arising from or out of the occupancy by or under the Lessee or Lessee's agents or servants, and from any loss or damage arising from any fault or negligence by the Lessee, or failure on the Lessee's part to comply with any of the covenants, terms and conditions herein contained or otherwise.

9. It is understood and agreed by and between the parties hereto that the Lessor shall build a 7 by 8 foot door at the southend of the building located on the above said premises and shall close in the balance of said opening; shall place a 3 by 7 foot door on the east side of said building at the southeast corner and shall close in the remainder of said opening, said doors being calked and equiped with proper stops; Lessor shall remove all partitions on the first floor of said building in a good workmanlike manner and shall allow the Lessee to use said partitions in any manner

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