

3. That should the Lessees fail to pay the rent herein provided within one (1) month after the same shall become due, or in the event of the bankruptcy of the lessees or should they be placed in the hands of a receiver, or make an assignment for the benefit of creditors, or fail and neglect to carry out any of the covenants and agreements herein set forth, the Lessor may, at her option, declare this Agreement terminated and take immediate possession of the premises leased herein, collecting all rents due and payable up to the time of taking possession.

As a part of the consideration for this Lease Agreement, the LESSOR HEREBY COVENANTS AND AGREES:

1. That she will pay all taxes and assessments levied against the premises during the life of the lease, and will be responsible for insuring, and keeping insured, her own interest in the premises.

2. That she will make any necessary repairs to the roof and exterior of the

No. 2 leased premises within a reasonable time after written notice from the Lessees.

P. L. J. G.
with
[Signature] 3. That she will pay the sum of Seventy-Five and No/100 (\$75.00) Dollars toward payment of the expense of painting the premises for initial occupancy by the Lessees.

IT IS MUTUALLY COVENANTED AND AGREED:

1. That should the within leased premises, or any substantial part thereof, be destroyed or so damaged by fire or other casualty to the extent that the same are unfit for occupation and use, the rent, or a fair and just proportion thereof, according to the nature and extent of the damage, shall be suspended and cease to be payable until the premises are restored and made fit for occupation and use. Should the premises be totally destroyed by fire or other casualty so as to be totally unfit for occupation and use, the Lessees shall have the right to terminate this Lease Agreement by giving written notice of such intention to the Lessor within ten (10) days from the date of destruction of the said premises.

2. That the Lessees shall have the exclusive option to extend the term of this Lease Agreement for a further term of two (2) years from Midnight, August 28, 1959, to Midnight, August 28, 1961, and at the end of that said period or term, from Midnight, August 28, 1961 to Midnight, August 28, 1963, upon the terms, conditions, and covenants of the within Lease Agreement, provided that the Lessees shall give unto the Lessor forty-five (45) days written notice of their election to take such extension or extensions.

3. That the benefits, covenants and obligations contained herein shall inure