

due and payable and proceed to collect the same or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the time of the retaking of such possession;

(b) That if the building on the leased premises shall be damaged by fire or other casualty to an extent less than seventy-five (75%) per cent of the value of said building, the Lessor will promptly repair the same and the rent provided for herein or a proportionate part thereof shall be abated until such repairs are made; if the building on the leased premises shall be totally destroyed or damaged by fire or other casualty to the extent of seventy-five (75%) per cent, or more, of the value of the building, the rent provided for herein or a proportionate part thereof shall be abated until said building shall have been restored by the Lessor, or either party, at its option, may declare this lease terminated;

(c) That in the event of bankruptcy of the Lessee or if it should be placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor, at its option, may declare this lease immediately terminated and may take possession of the premises, collecting the rental up to the time of such retaking of possession;

(d) That within thirty (30) days next preceding the expiration of the term of this lease, or any extension thereof, the Lessor, its agents, prospective purchasers, prospective lessees or assigns, may, from time to time, enter upon the leased premises for the purpose of showing or viewing said premises and may affix