

In addition thereto the Lessee covenants and agrees that it will pay all property taxes and assessments of every kind and nature assessed against said land and improvements during the term of said lease and will keep said premises insured against loss or damage by fire or other casualties included in extended coverage in an amount of not less than \$ 30000.00.

The Lessee further covenants and agrees that it will not assign this lease nor sub-let said premises, in whole or in part, without the written consent of the Lessors and that it will neither do nor permit anything to be done which might render void or voidable any policy for the insurance of said premises against fire; that it will furnish such lights, water, heat and power as it may need, at its own expense, and will make all necessary repairs, except repairs to the roof and outer walls and that at the expiration of this lease it will deliver up said premises in as good condition as they shall be at the beginning, reasonable wear and tear alone excepted.

Should the Lessee fail to pay any installment of rent when due or fail to perform any of the covenants herein contained, the Lessors may at their option, either declare the rental for the entire term immediately due and payable and proceed to collect the same or they may declare this lease terminated and take immediate possession of the premises collecting rents up to the retaking of possession.

The Lessors covenant and agree that they will maintain the roof and outer walls in good repair, provided, however, that they shall not be liable for any damage resulting from any failure to make such repairs unless they shall have failed to do so within a reasonable time after written notice of the need therefor.

IT IS MUTUALLY COVENANTED AND AGREED that should said building on the premises be destroyed or so damaged by fire or other cause as to be rendered unfit for occupancy, in whole or in part, the rental hereinafter provided for, or a proportionate