hands of a receiver or the Lessees make an assignment for the benefit of their creditors or violate any of the terms or provisions of this Agreement, upon the happening of either event this Lease shall terminate at the option of the Lessor. Failure to pay the stated rent for a period of fifteen (15) days shall be, at the option of the Lessor, a violation of the terms of this Agreement and the Lessor shall be entitled to re-enter the premises without notice.

As a part of the consideration herein the Lessees agree to keep the roof in repair and return the premises to the Lessor in the same condition, reasonable wear and tear excepted.

In the event the premises should be partially or totally destroyed by fire or by reason of any act of God, the Lessees shall have the right to terminate said lease, without penalty. If, however, the said premises should be only partially destroyed, the Lessor shall immediately repair said building upon demand by the Lessees, in writing, and said rent shall be abated during the period the building is unfit for use as a store.

There is granted herein an option unto the Lessees to extend this Lease for a period of five (5) years upon the same terms and conditions as set forth, said option, nevertheless, must be exercised in writing at least ninety (90) days prior to the expiration of the original term.

THIS the 10th day of April, 1967.

In the Presence of:

Turman Quens

UI PCCPRU

Laurny E. Hudson

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