

election of the lessor, his heirs or assigns, without notice, to declare said term ended, and to re-enter said demised premises, or any part thereof, either with or without process of law, and the lessee, or any person or persons occupying the same, to expel, remove and put out, using such force as may be necessary to do so, and the said premises again to repossess and enjoy, as before this demise, without prejudice to any remedies which might otherwise be used for arrears of rent or preceeding breach of covenants, and lessee further covenants and agrees, that lessor shall have, at all times, the right to distrain for rent due, and shall have a valid and first lien upon all property of lessee whether exempt by law or not, as security for the payment of the rent herein reserved.

SIXTH

IN case said premises shall be rendered untenable by fire or other casualty, the lessor may at his option terminate this lease, or repair said premises within sixty (60) days, and failing to so do, or upon the destruction of said premises by fire, the terms hereby created shall cease and determine.

SEVENTH.

THE lessor covenant that he will, on, or before, the expiration of this present lease, at the request and expense of the lessee, his heirs and assigns, grant and execute to him a new lease of the premises hereby demised, with the appurtenances for the further termination of one (1) year, to commence from the expiration of the term hereby granted, at the same rent, payable in the like manner and subject to the like covenants and agreements as are contained in these presents.

The lessee further covenant and agrees to pay and discharge all reasonable costs, attorney's fee and expenses that shall be made and incurred by the lessor in enforcing the covenants and agreements herein contained; and all the parties to this