

In case of the total destruction of said building herein by fire or by any cause rendering it unfit for occupancy, either party or their successors or assigns may terminate this sub-lease and/or, if the Lessee becomes insolvent, goes into receivership or bankruptcy, the Lessor, its successors and assigns, may terminate this sub-lease, declare the full amount of the balance of the rental due and payable, and take immediate possession of the leased premises.

It is further understood and agreed that the Lessor shall maintain the roof, downspouts, and outer walls of said building in good repair, but that the Lessor shall not be responsible in any way to the Lessee or anyone else for any injury or damage whatsoever caused by water or other atmospheric elements, until and after the Lessor has been notified in writing by the Lessee of any wall, building, or roof leakage and the Lessor has further had a reasonable time within which to repair the same.

The Lessee hereby agrees to accept the said leased premises as is and any and all improvements made in said premises during the term of this lease are to become the property of the Lessor.

It is further agreed that if the Lessee should fail to perform any of the covenants and agreements contained herein, the Lessor may enter into and upon the premises herein leased and repossess the same, and, at his option, declare this sub-lease terminated without prejudice to any other remedies.

It is further understood and agreed that the Lessee shall furnish at its own expense whatever water, power, heat and lights is used upon said premises.