

Lessee shall have the right to construct one or more buildings upon the land, at Lessee's expense, and will in addition to the foregoing pay all City and County taxes levied or to be levied upon said land and improvements made thereon.

Lessee agrees to maintain any buildings or other improvements which may be constructed upon the leased premises in good condition and repair and agrees to keep said buildings fully insured against fire and other perils. Lessee agrees that the interest of the Lessors will be reflected in such insurance policies insuring any improvements situate on said land against fire and other perils and that Lessors will be furnished a copy of said insurance policies.

Lessee agrees that no portion of the leased premises or any buildings or other improvements constructed thereon shall be used for the purpose of selling alcoholic beverages, furniture or household goods.

In the event one month's rent is in arrears and unpaid for a period of ten (10) days, or in the event the Lessee is adjudicated a bankrupt or is placed in the hands of a receiver, or makes an assignment for the benefit of creditors, or has its charter cancelled or violates any of the terms and provisions of this lease agreement, then upon the happening of either of said events, Lessors will have the option of terminating this lease immediately.