

shall be past due and unpaid, then in any or all of such events, this Agreement of Lease shall henceforth terminate at the option of the Lessors and any unpaid rent shall become immediately due at the option of the Lessors, and the Lessors, may thereupon lawfully enter into and upon the premises, or any part thereof, and repossess the same, eject the Lessee and those claiming under it and remove its effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claim or remedies the Lessors may have or use for arrears of rent or breach of covenant.

7. It is further agreed by and between the parties hereto that the Lessee shall keep and hold harmless the Lessors from any and all claims for damages, liability for anything and everything whatsoever arising from or out of the occupancy by or under the Lessee or Lessee's agents or servants, and from any loss or damage arising from any fault or negligence by the Lessee, or failure on the Lessee's part to comply with any of the covenants, terms herein contained or otherwise.

8. Should the building on said lot be destroyed by fire or so damaged by fire as to be unfit for occupation and use and the Lessors should elect not to repair same within a reasonable time, the Lessors or the Lessee shall have the right to terminate the within Lease and the rent for any unexpired portion shall abate. Should any of said buildings be partially destroyed and during the period of repair the Lessee's use of the premises is interrupted or curtailed, a reasonable amount of the rental herein specified shall be abated according to the nature and extent of the damage and the extent that Lessee's use of premises is interrupted or curtailed.

9. It is understood and agreed by and between the parties hereto that the Lessors shall keep the buildings on said lot in good state of repair and any damage to said buildings or grounds by Lessee, its employees, agents, or servants, is to be re-

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