

7. The premises shall be used by the Lessee as a place for the sale and repair of motor vehicles. The Tenant shall not permit or suffer anything to be done on said premises which might constitute a nuisance.

8. If the Tenant, its successors or assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of the property for the benefit of creditors or files a petition pursuant to any State or Federal law for the extension of its debts or for reorganization, or if its stock of goods, wares, and merchandise located on the leased premises should be seized under attachment, execution, or other process, and such attachment, execution, or other process be not vacated, or such property released within fifteen (15) days, then and in any one of such events the Landlord may, at his option declare this Lease terminated and enter and take possession of the leased premises and thenceforth hold the same free from any right of the Tenant or its successors or assigns to use said demised premises, but the Landlord shall, nevertheless, have the right to recover from the Tenant any and all amounts which under the terms hereof may then be due and unpaid by the Tenant for the period which the premises were actually occupied by the Tenant.

9. The Tenant at the expiration of this Lease or any renewal thereof shall deliver the premises to the Landlord in as good repair as they were at the commencement of this Lease, reasonable wear and tear alone excepted.

10. The Tenant agrees to make no repairs, improvements or alterations to the premises and building of a structural nature except at its own expense and without having first obtained the consent of the Landlord.

11. Should the building, or any substantial part thereof, be destroyed or so damaged by fire or other casualty to an extent of

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