

9. Should the Lessee fail in business or be placed in the hands of a Receiver, or into bankruptcy, either voluntary or involuntary, so that the Lessee shall not be able to continue the operation of the business or businesses, for which the premises are used, then this lease may be terminated at the option of the Lessors.

10. It is further agreed that if any rent is past due for more than thirty days, or if the Lessee violates any other material provisions of this rental contract, then the Lessors may declare this lease at an end, re-enter and take possession of said premises, and remove all persons therefrom without suit or process.

11. The Lessors shall pay all real estate assessments and taxes and insurance premiums against the buildings and land covered by the terms of this lease.

12. In the event the buildings should be destroyed by fire, windstorm, riot, war or similar catastrophe, the Lessors will upon written demand by the Lessee restore the same as promptly as circumstances will permit and the rent, or a proportionate part thereof, shall be evaded until the building is again ready for use and occupancy.

13. The Lessee shall make no repairs at the expense of the Lessors, and any alterations or improvements desired by the Lessee at its own cost, must be done under the written sanction of the Lessors, and all such alterations or improvements shall be surrendered to the Lessors upon the termination of this Lease provided that on the termination of the lease, the Lessee shall have the right to remove all fixtures or equipment which it has placed in and attached to the building or premises, and if any damage is done or caused to the building by such removal, same shall be repaired by the Lessee.

14. Upon the Lessee paying the said rental above reserved and specified, and at the time provided, and upon the performance of all other material covenants and agreements