

8. That at the termination of this lease, the lessee will deliver the leased premises to the lessors, together with said building, and all improvements, in as good condition as they shall be at the beginning of this lease term, reasonable wear and tear alone excepted.

9. That the lessee agrees that if he should fail to perform any of the covenants and agreements herein set forth within ten (10) days after written notice from lessors, or fail to pay the rent as herein provided, lessors may, at their option, in addition to all other legal remedies which they may have, declare this lease to be terminated and take immediate possession of the premises; that in the event of said default and termination the total remaining monthly payments for the remainder of the term of the lease shall then become immediately due and payable and the lessors shall be entitled to recover same from lessee as damages, less the fair rental value of said premises for the remainder of said term.

10. That it is covenanted and agreed between the parties hereto that in the event that the lessee should make an assignment for the benefit of creditors, or be placed into receivership, or should be adjudicated a bankrupt, or otherwise becomes insolvent, that such assignment, receivership, bankruptcy, or insolvency shall be deemed to constitute a breach of this lease and thereupon, ipso facto, and without entry or other action by lessor, this lease shall become terminated, notwithstanding any other provisions of this lease. Lessors shall forthwith, upon such termination, be entitled to recover damages for such breach in an amount equal to the amount of the rent for the balance of said lease, less the fair rental value of said premises for the remainder of said term.

11. That it is understood and agreed by and between the parties herein that no major alterations or renovations shall be undertaken by the lessee without written consent of the lessors.

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