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terminate this lease once the Lessor has incurred any expenses or obligations in connection with the restoration of said building.

In proceeding with the restoration of said building, the Lessor shall be obligated to begin work within thirty days from the date such building is either totally destroyed, or substantially damaged, and to complete said restoration within one hundred twenty days from the start thereof.

(c) That in the event of bankruptcy of the Lessee, or if it should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, the Lessor at its option, may declare this lease immediately terminated and may take possession of the premises, collecting the rental up to the time of such retaking of the premises.

(d) That within thirty days next preceding the expiration of the term of this Lease, the Lessor, its agents, prospective purchasers, prospective lessees, or assigns, may from time to time enter upon the leased premises for the purpose of showing or viewing said premises and may affix to some suitable part of said premises a notice to rent or to sell, the same or any part thereof, and keep the notice affixed without molestation of same by the Lessee.

(e) That no waiver by the Lessor of a breach of any covenant or agreement contained herein on the part of the Lessee shall constitute a waiver of a subsequent breach of the same or any other covenant or agreement.

(f) That if Lessee shall remain in possession of the premises after the term hereof, such possession shall not be deemed a renewal or extension of said term, but, to all the terms and conditions of this Lease, shall constitute a tenancy from month to month only.

(g) That, provided the rent has been paid, no provision hereof shall be construed to prevent the removal by the Lessee

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