

or any portion thereof as the result of the negligence or carelessness of the lessees, its agents or servants, then, the cost of such damage, including the cost of replacing broken glass, shall be borne by the lessees. The lessees will take good care of said premises, and will deliver same up ^{to} the lessor at the expiration of this lease in good order and condition, loss or damage by ordinary wear and tear or act of God alone excepted.

8. It is distinctly understood between the lessor and the lessees, that the failure of the lessees to pay any monthly installments of rent when same shall become due, shall give the right immediately to the lessor to declare this lease ended and terminated, and the lessor shall have the right to enter said premises, take possession thereof, and the lessees agrees to quit and surrender said premises without the necessity of the lessor invoking any legal aid or assistance.

9. Should the lessees fail in business, be placed in the hands of a Receiver or make an assignment for the benefit of creditors, or be placed in bankruptcy either voluntarily or involuntarily, then this lease may be terminated at the option of the lessor, and the lessor may immediately take possession of said premises and assert their claim for damages.

10. In the event the building on said premises should be destroyed by fire, windstorm or other similar catastrophes beyond the control of the parties hereto, then either party to this lease may declare same ended and terminated, but however, should said premises be only partially destroyed as the result of said catastrophes, then and in such event, the lessees, if they so elect, may continue this lease until said premises are repaired and the rent during such period shall be abated, proportionate to the damage, and upon the failure of the parties