

10. The Lessee, at the termination of this lease, agrees to quit and surrender the premises to the Lessors in as good condition as when the premises were received by the Lessee, damage by ordinary wear or act of God excepted.

11. The Lessee shall make no repairs or improvements on said premises without the written consent of the Lessors. The repairs and improvements specified in Paragraph 6 above excepted.

12. In the event said building is partially destroyed or damaged by fire or other casualty, that the Lessors will, within a reasonable time thereafter repair and restore the same to its former condition and that during the period of time required to repair and restore said building, the fixed rental will abate. However, in the event said building is damaged by fire or other casualty to such extent as to render the same wholly unfit for the purposes for which the same are being used, then this lease shall thereupon terminate at the option of either party.

13. In the event the Lessee should become in arrears with any of the payments provided for in this lease for a period of fifteen days beyond the grace period for payment as hereinabove provided, then and in such an event, the Lessors shall have the option to terminate this lease. Should the Lessee be adjudicated bankrupt, either voluntarily or involuntarily, or is placed in the hands of a receiver or makes an assignment for the benefit of creditors or if its stock of goods and merchandise be taken under attachment, execution or other process and said bankruptcy, assignment, attachment, execution and other process be not vacated therefrom and said property released within thirty days then in any or all of said events, this lease shall henceforth terminate at the option of the Lessors. In the event the Lessee shall fail or neglect to perform any of the covenants and agreements herein contained to be observed and performed by the Lessee and is notified of said failure or neglect in writing by the Lessors and shall not have taken proper measures to correct said failure