

be proportionately abated in proportion to the extent to which said premises are rendered unfit for the purposes for which the same are being used by the Lessees. However, in the event said buildings are damaged by fire or other casualty to a general extent, this lease shall thereupon terminate at the option of the Lessor herein.

It is understood and agreed that the Lessees herein will, prior to commencement of the construction of the new building to be erected by them, procure from the person or persons from whom the necessary material for the construction of said building is purchased and from the contractor and sub-contractor engaged to construct said building, and furnish to the Lessor evidence satisfactory to the Lessor that said material men and contractors have waived any and all right to a Mechanic's Lien against said buildings, improvements, etc. to be so constructed.

In the event the Lessees or either of them are adjudicated bankrupt or placed in the hands of a receiver or makes an assignment for the benefit of their creditors, or in the event of the violation by the Lessees of any of the terms of this lease agreement, or in the event one month's rent is in arrears and unpaid for a period of thirty days, upon the happening of either event, this lease shall thereupon terminate at the option of the Lessor herein.

It is understood and agreed that upon termination of the terms hereinabove set forth, the Lessees herein will surrender to the Lessor, its successors or assigns, the premises hereby leased and that all buildings or improvements constructed or

