

demand. All repairs, additions and renovations to any building now or hereafter on said demised premises shall be the absolute property of the Lessors, as part of the consideration for the execution of this lease by Lessors, without compensation to the Lessee, and shall be delivered up free from all lien, encumbrances, claims and demands of any kind or nature whatsoever, provided, however, that the provisions of this paragraph are not intended, and shall not be construed, to relate or refer to trade fixtures or signs which may be installed in or on said premises, as aforesaid;

(r) All improvements, other than trade fixtures or signs, as aforesaid, placed on said land or made thereto by said Lessee, including, without limiting the generality of the foregoing, repairs, additions and paving, shall be the absolute property of the Lessors, without compensation to the Lessee, and shall be delivered up as part of the said demised premises free from all liens, encumbrances, claims or demands of any kind upon the expiration of this lease, whether by lapse of time, default, or otherwise, as part of the consideration for the execution and delivery of this agreement;

(s) If the said Lessee shall fail to keep and perform each and every the covenants, stipulations and agreements of every kind whatsoever contained in this lease on the part of the said Lessee to be kept and performed (notwithstanding any license of any former breach of covenant or waiving of the benefit hereof, or consent to a former instance), or if the term hereby leased shall be taken from the Lessee or seized or levied upon or sold or attempted to be sold under proceedings in bankruptcy, either voluntary or involuntary, or insolvency, or under a judgment, decree, execution or other judicial proceeding, or otherwise, or if the said Lessee shall be adjudged bankrupt, either voluntary or involuntary, or become insolvent,