

It is further agreed that the Tenant may place on said property such equipment and trade fixtures as may be necessary for the proper conduct of his business on the property, and at the termination of said lease, provided all rent then due has been paid, the said Tenant shall have the right to remove all such equipment and trade fixtures but this shall be done in such a manner as not to injure or damage the building on the premises.

It is further agreed by the Tenant that he will keep any buildings that may be constructed on said premises insured against loss by fire with extended coverage endorsement attached in the amount of Four Thousand and No/100(\$4,000.00)Dollars, the policy to be payable to the Landlords and Tenant as their interest may appear, and said Tenant shall promptly pay all premiums coming due under said policy.

The Tenant further agrees to pay all water, gas, heat and electric power charges used on said premises during the term of this lease and to keep in repair at his own costs, all water and fuel pipes, fixtures and accessories and to repair any other damage to the premises that may be caused by negligence and carelessness of said Tenant, members of his family, servants, agents and employees, and will make good all breakage of glass, and keep the same in a clean and sanitary condition and deliver said premises at the termination of said lease in as good condition as he finds them, ordinary wear and tear excepted.

The Tenant further agrees that he will not assign said lease, or sublet the said premises or any part thereof without first obtaining the written consent of the Landlords.

In the event of bankruptcy of the Tenant or in the event said Tenant is placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Landlords may, at their option, declare this lease terminated and may take immediate possession of the said premises.

IT IS FURTHER AGREED between the parties that within thirty (30) days next preceding the expiration of this lease, the said Landlords, their agents, prospective purchasers, prospective lessees or their assigns,