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5. That the Lessor, or his agents, shall have the right to enter the leased premises at all reasonable hours for the purpose of inspection or making any repairs or replacements which the Lessor deems advisable and that for a period of sixty days immediately before the expiration hereof, the Lessor may exhibit the premises to prospective tenants.

6. That in the event of the bankruptcy of the Lessee or should it be placed in the hands of a receiver or make an assignment for the benefit of creditors, and the same not be fully discharged within 90 days from the occurrence thereof, the Lessor may, at his option, declare this lease terminated and take immediate possession of the premises.

7. That should it fail to pay the rent herein provided within 15 days after the same shall become due, or fail and neglect to carry out any of the covenants and agreements set forth herein and fail to remedy the same within 15 days after written notice the Lessor, may at his option declare the rental for the entire period covered by this lease immediately due and payable and proceed to collect the same or he may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the time of retaking possession.

The Lessor covenants and agrees:

1. That he will make any necessary repairs to the roof or outside walls of the leased premises within a reasonable time after the necessity for such is called to his attention by written notice but he shall not be liable for any damages resulting to Lessee's property until he has had a reasonable opportunity after such notice to make the necessary repairs.

2. That he will pay all taxes and assessments levied against the real estate during the life of said lease.