

by taking the rent as fixed on the beginning date of this lease, and increasing or decreasing the same by the percentage of increase or decrease as has occurred in the Consumer's Price Index as compiled by the Bureau of Labor Statistics of the United States Government between the date of the commencement of this lease and the date of the commencement of the new lease.

It is expressly agreed that if at any time during the term of this lease, or terms of this lease, the Lessee shall be adjudged bankrupt or insolvent by any Federal or State Court of competent jurisdiction, the Lessors may, at their option, declare this lease terminated and cancelled and take possession of said premises.

The Lessors agree that in the event the warehouse on the said premises should be destroyed by fire or other casualty, the rent shall be abated until the said warehouse has been restored by the Lessors, and if said warehouse is not replaced within six (6) months after such destruction, the Lessee shall have the right to cancel this lease.

In the event the Lessee shall be in default for thirty (30) days in the payment of any installment of rent as herein provided, or in the event he shall violate any of his covenants in this agreement contained, the Lessors shall have the right, if they so elect, to declare the lease at an end, and thereupon it shall be lawful for the Lessor to reenter the premises and the Lessee shall peaceably surrender possession of same, without prejudice, however, to any other remedies which the Lessors may have with respect to any breach of any of the covenants herein contained.

IT IS FURTHER AGREED between the parties that within thirty (30) days next preceding the expiration of this lease, the said Lessors, their agents, prospective purchasers, prospective lessees or their assigns may from time to time enter upon said premises for the purpose of viewing or showing said premises and may affix to some suitable part of said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation by said Lessee.