

good state of repair.

IT IS FURTHER AGREED that should the Lessees desire to make any improvements or additions to the interior of said premises, that the same shall be made at the expense of the Lessees.

IT IS FURTHER AGREED that upon expiration of this lease, that the Lessees will restore said premises to the condition in which they were before any alterations or changes were made by the Lessees, reasonable wear and tear excepted.

IT IS FURTHER AGREED that in the event one month's rent is in arrears and unpaid for a period of fifteen (15) days or in the event the improvements situate upon said premises are destroyed by fire or other casualty, to such extent as to render the same unfit for occupancy by the Lessees for the purposes for which the same is being used by the Lessees, or in the event the Lessees are adjudicated bankrupt, or placed in the hands of a receiver or makes an assignment for the benefit of their creditors, then in either event, this lease shall terminate at the option of the Lessor. However, should said premises at any time during the term of this lease become only partially damaged by fire or other casualty, then in such event the Lessor will repair said improvements within a reasonable time thereafter and should a portion of said premises be damaged to an extent that renders said portion unfit for use by the Lessees, then in such event the rent for the period necessary to make such repairs shall be proportionately abated.

IT IS UNDERSTOOD AND AGREED that the Lessees shall have the right to assign this lease or sublet the whole