

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 Lessee, its agents and employees, and will make good all breakage of glass and will keep the same in a clean and sanitary condition so as to comply with all health requirements of the City, County and State, and deliver the said premises at the termination of said lease in as good condition as it finds them, ordinary wear and tear excepted.

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

Should the building on said premises be destroyed or so damaged by fire as to be rendered unfit for occupancy, the rent herein provided, or a proportionate part thereof, shall be abated until said premises shall be restored by the Lessors, or this lease may, at the option of the Lessors be declared terminated.

In the event of the bankruptcy of the Lessee, or in the event it should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, the Lessors may, at their option, declare this lease immediately terminated and may take possession of the premises.

Should the Lessee fail to pay any installment of the rent provided herein within fifteen (15) days after the same shall become due, or fail to perform any of the covenants and agreements herein contained, the Lessors may, at their option, either declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this lease terminated and take possession of the premises, collecting the rental up to the retaking of such possession.

It is further agreed between the parties that within