

Lessee shall deliver to the Lessor the demised premises in as good repair and condition as they were at the commencement of this lease, reasonable wear and tear, damage by fire, or act of God excepted.

VIII.

In the event that any installment of rent shall be past due for a period of over one (1) month; or in the event of any breach or default of any covenant herein contained to be performed or observed by the Lessee, and the Lessee, after written notice thereof, has not performed or observed, within a reasonable time after notice, said covenant; or in the event of the bankruptcy of the Lessee; or if a Receiver be appointed for the Lessee; or if the Lessee makes a general assignment of his property for the benefit of creditors, then, and in any one of such events, the Lessor may, at its option, declare this lease terminated and enter and take possession of the demised premises as fully as if this lease had expired of its own terms and thereafter hold the same, free of the rights or claims therein of the Lessee or his heirs or assigns.

IX.

In the event the demised premises, or any portion thereof, be partially destroyed by fire or other casualty so as to be temporarily unfit for occupancy or use, the lease, or a fair and just portion thereof, according to the nature and extent of the damages, shall be suspended and cease to be payable until the building is restored and made fit for occupancy and use, and the Lessor agrees to restore and repair said premises as speedily as possible. In the event the demised premises be totally or partially destroyed or damaged by fire or other casualty so as to be totally and permanently unfit for occupancy or use, this lease may be terminated at the election of the Lessor or Lessee, after notice of such election shall