

sprinkler systems thereof). The Lessee shall be solely responsible for the maintenance of said premises in good and safe condition, as aforesaid, and the Lessor shall not be responsible for any injury to any person, nor for damage to any goods or things occasioned by any defect or condition in or relating to the leased premises, unless such injury or damage results from the negligence of the Lessor.

15. In the event that the Lessee should be adjudicated bankrupt, or go into the hands of a receiver, or make an assignment for the benefit of creditors, then, in any of such events, this lease may be thereupon terminated, at the option of the Lessor, and in such case shall be of no further force and effect and the Lessor may take immediate possession of the leased premises.

16. In the event the Lessee shall continue to remain in and occupy the leased premises after the expiration of the term of this lease, such holding over shall not in any way be construed as a renewal or extension of the term of this lease, but such holding over shall constitute a tenancy from month to month only, but subject to all of the covenants and conditions of this lease, other than those relating to the term hereof, for such tenancy the Lessee agrees to pay to the Lessor as rental for said premises and/or liquidated damages the sum of Four Hundred Fifty (\$450.00) Dollars per month, payable in advance.

17. Provided the rent and any other sums which may be due hereunder from the Lessee have been paid, nothing herein contained shall be construed to prevent the removal by the Lessee, upon termination of this lease or prior thereto, of any "trade fixtures" which the Lessee may from time to time place or install in said premises, provided that in removing said fixtures, the Lessee shall restore any damage caused by such removal and shall replace any of the fixtures of the Lessor which the Lessee may have removed in order to install said fixtures.

18. This lease and all covenants and conditions herein