

able time to repair said portions of the building has expired.

(8) Except as herein provided, the Landlord shall not be called upon to make any repairs or alterations during the term of this Lease.

(9) The Tenant agrees to take the building just as it stands upon the completion thereof, in accordance with the specifications hereto attached, marked "Exhibit A", properly initialed by the parties hereto and made a part of this agreement, and shall require of the Landlord the use of said premises for the business hereinafter mentioned and no other.

(10) It is further agreed that in the event the premises are used for any business other than herein called for or if the said business is discontinued or the premises vacated before the expiration of this Lease or the Tenant, its successors or assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of its property for the benefit of creditors or files a petition pursuant to any state or federal law for the extension of its debts or for reorganization, or if its stock of goods, wares, and merchandise located on the leased premises should be seized under attachment, execution, or other process, and such attachment, execution, or other process be not vacated, or such property released within fifteen (15) days, then and in any one of such events the Landlord may, at his option, either:

(a) Declare the full rental price for the entire term immediately due and payable as if by the terms of this Lease they were all payable in advance at the beginning of the Lease and resort to any legal remedies at law or in equity for the enforcement or collection of the rent or to recover damages for the breach of said covenants; or

(b) Declare this Lease terminated and enter and take possession of the leased premises and thenceforth hold the same free from any right of the Tenant or its successors or assigns to use said demised premises, but the Landlord shall, nevertheless, have the right to recover from the Tenant any and all amounts which under the terms hereof may then be due and unpaid by the Tenant for the period which the pre-