

4. In the event the Lessee, his heirs or assigns, shall be adjudicated bankrupt, insolvent according to law, or shall file a voluntary petition in bankruptcy, or if any payment of rent shall be past due and unpaid, then in any or all of such events, this agreement of lease shall henceforth terminate at the option of the Lessors and any unmatured rent shall become immediately due at the option of the Lessors, and the Lessors may thereupon lawfully enter into and upon the premises or any part thereof and repossess the same and expel the Lessee and those claiming under him and remove his effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claim or remedies the Lessors may have or use for arrears of rent or breach of covenant.

5. It is further agreed by and between the parties hereto that the Lessee shall keep and hold harmless the Lessors from any and all damages, liability for anything and everything whatsoever arising from out of the occupancy by or under the Lessee or Lessee's agents or servants, and from any loss or damage arising from any fault or negligence by the Lessee, or failure on the Lessee's part to comply with any of the covenants, terms and conditions herein contained or otherwise.

6. It is further understood and agreed that the Lessee may attach his usual signs on or about the demised premises. However, the Lessee agrees to protect and save harmless the Lessors against any liability for damages to persons or property caused by or growing out of the installations and operations of such signs.

7. It is understood and agreed that the Lessors are to grade said lot and put crusher run gravel on same. It is further understood and the Lessee is allowed to remove from said lot any improvements which he might put upon same.

8. The Lessee agrees that he will keep said premises in good state of repair and at Lessee's own cost and expense, and agrees that at the end or other expiration or termination of this lease, he will quit and deliver up the said demised premises in as good condition as when possession is given, natural wear and tear excepted.