

installed by and at the expense of said lessee.

7. That the lessee, upon the expiration of this lease, or any renewal thereof, will deliver up said premises in as good a condition as they are at the present time of entering into this lease, reasonable wear and tear accepted.

8. The lessor does hereby covenant and agree to maintain in good repair the roof, walls and outer entrances in a safe, sound and useable condition.

9. The lessee covenants and agrees that he will provide such water, lights, power and air-conditioning as may be necessary for his purposes at his own expense.

10. The lessor agrees that the lessee, upon paying the rental herein reserved, and all other indebtedness due by the lessee unto the lessor, and upon the performance of the covenants and agreements herein provided to be observed and performed by both parties, the lessee shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid, or for any renewal thereof.

11. It is further understood and agreed, that should any installment of rent be past due and unpaid for a period of ten (10) days, or should the lessee fail to perform any of the other terms and conditions of this lease after being so notified of failure to perform by the lessors for a period of thirty (30) days, or should the lessee fail to pay any indebtedness due to the lessors, ten (10) days after such indebtedness is due, or in the event the business is discontinued, or the premises vacated before the expiration of this lease, or should the lessee, its successors or assigns, individually or as a partnership, go into bankruptcy, voluntary or involuntary, or be placed in the hands of a receiver, or make a general assignment of their property for the benefit of their