

VII.

The Lessor agrees that the Lessee may construct a building or buildings for the display and sale of his merchandise upon the demised premises and, at the termination of this lease, the Lessee shall have the right to remove from the demised premises said building or buildings and any of his other property, provided all rental then due shall have been paid, except that any septic tank and all connecting water lines or disposal lines shall be left intact on the demised premises for the benefit of the Lessor. Except as provided in this paragraph, any other alterations or additions to the demised premises made by the Lessee are to remain upon the demised premises and become the property of the Lessor at the termination of this lease.

VIII.

If the Lessee shall fail to pay any monthly installment of rent within ten (10) days after it shall become due or shall breach any other provision of this lease for him to observe or perform and shall not correct said breach within thirty (30) days after written notice thereof to him from the Lessor, or if the Lessee shall be placed in bankruptcy or in receivership or shall assign his property for the benefit of creditors, or if his property on the demised premises be seized under attachment, execution, or other process, and not released therefrom within twenty-one (21) days, then, and in any one of such events, the Lessor may, at her option, declare this lease terminated and re-enter the demised premises, or any part thereof, and eject the Lessee or any other person occupying the demised premises, and occupy and use the demised premises, without prejudice to any other remedies which the Lessor may have at law or in equity for the collection of said rent or the enforcement of said covenants, and the Lessor shall