

building is restored and made fit for occupancy or use. Should the building be totally or so substantially destroyed by fire or other casualty as to be totally unfit for occupancy or use, this Lease shall be terminated at the election of either party upon giving notice thereof to the other party.

8. This Lease shall not be assigned nor shall the premises or any part thereof be sublet without the written consent of the Landlord; provided, however, that nothing herein shall be construed to prevent the Tenant from permitting an associate or partner to use a portion or all of the building along with him.

9. It is mutually agreed that if any installment of rent be past due and unpaid by the Tenant for a period of thirty (30) days, or on violation of any of the terms and conditions of this Lease which is not corrected within thirty (30) days after written notice by the Landlord to the Tenant, or if the premises are used for any business other than that specified herein, or if said business is discontinued, or the premises vacated before the expiration of this Lease, or the Tenant, his Heirs or Assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a Receiver, or makes a general assignment of his property for the benefit of creditors, or files a Petition pursuant to any State or Federal law for extension of his debts, or for reorganization, or if his stock of goods, wears and merchandise located on the leased premises should be seized under

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