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be repaired with due diligence by the Lessors at their expense. If the damages from said casualty are so extensive as to render the premises untenable, the rent shall be proportionately paid up to the time of such damage and shall from thenceforth cease until such time as the premises shall be put in good order. If the Lessors shall not elect within thirty days after such damages to rebuild or restore said premises, then this lease shall forthwith terminate. In such event, the Lessee shall be liable for rent only up to the time of such destruction. The Lessee shall be entitled to a refund of any advance rent paid by him for any rental period for that portion of the rental period during which time the leased premises were wholly or partially destroyed.

(5) If during the term of this lease the Lessee discontinues the business presently operated thereon or becomes insolvent, or if proceedings in bankruptcy or receivership shall be instituted against him, resulting in the appointment of a receiver or a trustee in bankruptcy, or if he shall make an assignment for the benefit of his creditors, the Lessors shall have the option of terminating this lease immediately and without notice to the Lessee, and in such event the Lessors may resume possession of the demised premises by any legal means.

The covenants and agreements contained in this lease are interdependent and shall be binding upon the parties hereto and their legal representatives.

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