

thereof within thirty (30) days from the date of condemnation of the same.

VIII.

In the event that the Tenant fails to pay the rental herein provided within thirty (30) days after the same shall become due or fails and neglects to carry out the covenants herein imposed upon the Tenant, the Landlord may declare the rental for the entire term hereof immediately due and proceed to collect the same, or, at its option may declare this Lease breached and terminated and take immediate possession of the premises, collecting rentals up to the time of taking possession. In the event of the bankruptcy of the Tenant, or should the Tenant make an assignment for the benefit of creditors or be placed in the hands of a Receiver, then the Landlord may declare this Lease terminated and take immediate possession of the premises.

IX.

The Tenant shall have the right at its own cost and expense to tear down and demolish any building or buildings located on the premises without payment of compensation to the Landlord other than the rental hereinabove provided. The Tenant shall further have the right to grade, ditch and otherwise alter the terrain of the demised premises to suit said premises for the purposes of the Tenant, all without payment of compensation to the Landlord; provided, however, that the Landlord reserves the right to store and keep hay in a certain barn now located on the demised premises for a period of two years from the date of commencement of the term hereof, but the Landlord hereby uses said building at its own peril and assumes all risks of loss in connection therewith, on account of fire or otherwise.