quasi-public authority under any power of eminent domain, then this Lease shall forthwith terminate and the Tenant shall have no claim or interest in or to any award of damages for such taking.

Fourteenth. In case of the destruction of said building or premises by fire or the elements, during the term hereby created, or previous thereto, or such partial destruction thereof as to render the premises demised wholly untenantable or unfit for occupancy, or should they be so badly injured that the same cannot be repaired within ninety days from the happening of such injury, then and in such case the term hereby created shall cease and become null and void from the date of such damage or destruction, and then the Tenant shall immediately surrender said premises and all his interest therein to the Landlord, and the Tenant shall pay rent within said term only to the time of such surrender; and in case of such destruction or partial destruction, the Landlord may re-enter and repossess said premises discharged from this Lease and may remove all parties therefrom. But should said premises be repairable within ninety days from the happening of said injury, the Landlord may enter and repair the same with all reasonable speed, and the rent shall not accrue after said injury or while repairs are being made, but shall recommence immediately after said repairs shall be completed. But if said premises shall be so slightly injured by fire or the elements as not to be rendered untenantable and unfit for occupancy, then the Landlord agrees to repair the same with reasonable promptitude, and in that case the rent accrued and accruing shall not cease or determine. The Tenant shall immediately notify the Landlord in case of fire.

Fifteenth. In the event the Tenant shall continue to remain in and occupy said premises after the expiration of the term of this Lease, such holding over shall not in any way be construed as a renewal or extension of the term of this Lease, but such holding over shall constitute a tenancy from month to month only, but subject to all of the covenants and conditions of this Lease, other than those relating to the term hereof, for which tenancy the Tenant agrees to pay to the Landlord as rental for said premises and/or liquidated damages the sum of

Fifteen Hundred and No/100- - - - - - - - - - - - - - - - - Dollars per month payable in advance.

Sixteenth. No rights are conferred upon the Tenant until this Lease has been signed by the Landlord, and a copy of the Lease delivered to the Tenant.

This Lease and all covenants and conditions herein contained shall bind and/or inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

It is understood and agreed that wherever the masculine gender is used in this Lease it shall be extended when necessary to include the feminine or neuter gender and, likewise, the singular number shall be extended when necessary to include the plural.

IN WITNESS WHEREOF, the Landlord has **executed these presents** and the Tenant has **hereunto set his hand and seal**, the year and day first above written.

Witnesses as to the Landlord:

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx (L.S.)
Landlord

Witnesses as to the Tenant:

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx (L.S.)
Tenant

KEYS PRINTING CO.

(CONTINUED ON NEXT PAGE)