

event the Lessee violates any of the terms and provisions of this lease, or shall be adjudicated bankrupt, or placed in the hands of a receiver or makes an assignment for the benefit of his creditors, upon the happening of either event, this lease shall thereupon terminate at the option of the Lessor.

It is understood and agreed that the Lessee will keep said building in a good state of repair and will make such changes or improvements as he may desire, at his own expense, except the Lessor herein will maintain the roof of said building in a reasonable good condition, but will not be responsible for any damage sustained by the Lessee as a result of leakage until and unless the Lessee shall first have given written notice to the Lessor of the defective condition of said roof and the Lessor is allowed a reasonable time thereafter in which to repair the same.

It is agreed that the Lessee will supply his own heat, water and lights incidental to his occupancy of said premises.

The parties further agree that the Lessee will make good any and all damage or breakage to said premises occasioned by his occupancy of said building and will save and hold the Lessor harmless from any claim, suits or demands by reason of injuries or property damage resulting to the public or to any member thereof as a result of Lessee's occupancy of said building.

The Lessee shall have the right to erect on said building such sign or signs as he shall deem expedient in connection with the operation of his business and upon expiration of this lease or any renewal thereof, the Lessee shall have the right to remove said signs and likewise any fixtures placed on said premises, but in so doing, Lessee shall not mar or damage said building.

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