

trators, executors, heirs, assigns, may thereupon terminate this lease without further notice, and may lawfully thereupon enter into and upon the premises or any part thereof and repossess the same and expel the Tenant and those claiming under the Tenant and remove their effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claim or remedies they may have or use for arrears of rent or breach of covenant. Notice to quit, possession, and every other formality is hereby waived in case of default of payments of rents, and the said Tenant for itself and for all claiming under it waives the right to retain said premises herein demised, after a warrant to dispossess or after any re-entry by the Landlord by process of law or otherwise as herein provided.

12. The Tenant further agrees that it will keep said premises in good state of repair and at the Tenant's own cost and expense, including replacement of any part or parts of the premises, and agrees that at the end or other termination of this lease, it will quit and deliver up the said demised premises in as good condition as when possession is given, natural wear and tear excepted.

13. The Landlord does hereby covenant and agree that if the Tenant shall pay the rent herein provided and shall keep, observe and perform all of the other covenants, conditions, and agreements of this lease by said Tenant to be kept, observed and performed, the Tenant shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

14. It is further understood and agreed by the parties hereto that the covenants and agreements herein contained are binding upon each of the parties hereto as well as upon their