

4. The landlord does hereby give and grant unto the tenant the exclusive right or option of extending this lease for an additional period of one year upon the same terms and conditions at a rental of One Hundred Forty (\$140.00) Dollars per month, provided, the said tenant on or before April 1, 1950, shall give to the landlord verbal or written notice of his intention to extend said lease.

5. Should the buildings or any part thereof be destroyed or damaged by fire or other casualty as to be unfit for occupation or use, the rent or a fair and just proportion thereof, according to the nature and extent of the damage, shall be suspended and cease to be payable until the building or buildings are restored by the landlord and made fit for occupation or use. Should said building or buildings be not restored or made fit for occupation or use by the landlord within a reasonable time this lease shall terminate at the election of the tenant.

6. The landlord does hereby covenant and agree that if the tenant shall pay the rent herein provided the tenant shall and may peaceably and quietly have, hold, and enjoy the said premises for the term aforesaid.

7. In the event the tenant, his executors, administrators, or assigns shall be adjudicated bankrupt, insolvent according to law, or shall file a voluntary Petition in Bankruptcy or if any payment of rent shall be past due and unpaid for thirty (30) days, then in any or all of such events this agreement of lease shall henceforth terminate at the option of the landlord and the landlord may thereupon lawfully enter into and upon the premises or any part thereof and repossess the same and expel the tenant and those claiming under him and remove their effects by force