

4. It is understood and agreed that should any installment of rent be past due and unpaid by the Tenants for a period of Fifteen (15) days after the same is due and payable, the Landlords may at their option, after giving fifteen (15) days notice in writing to the Tenants declare this lease terminated, whereupon the full rental price for the whole unexpired term shall be immediately due and payable, and the Landlords may enter and take possession of the premises and resort to any remedies prescribed by law for the collection of the entire rental payable under this contract or to obtain possession of the leased properties provided the Tenants shall not have paid said rent before the expiration of such fifteen (15) days notice.

5. The Landlords shall keep the outside walls and roof of the building in good repair but it is distinctly understood that the Landlords are not to be liable for any damages occasioned by any failure of the Landlords to make such repairs until a reasonable time has elapsed after receipt of a written notice from the Tenants.

6. The Tenants agree to keep the interior of said building in good repair and to replace all broken glass at their own expense, and to deliver possession of the premises at the expiration of this lease in as good condition as at the beginning of this lease, natural wear and tear excepted.

7. It is understood and agreed that no alterations shall be made to said building except at the expense of the Tenants and only after written approval of the Landlords.