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wear and tear excepted.

8. The Lessor covenants and agrees that if the Lessee shall pay the rent herein provided, and shall keep, observe and perform all of the other covenants and agreements of this lease, by the said Lessee to be kept, observed and performed, the Lessee shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

9. In the event the Lessee, its heirs or assigns, shall be adjudicated bankrupt, insolvent according to law, or shall file a voluntary petition in bankruptcy, or shall fail to comply with any covenant herein, or if any payment of rent shall be past due and unpaid, then in any or all of such events, this agreement of lease shall henceforth terminate at the option of the Lessor and any unmatured rent shall become immediately due at the option of the Lessor, and the Lessor may lawfully enter into and upon the premises or any part thereof and repossess the same and expel the Lessee and those claiming under it 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 the Lessor may have or use for arrears of rent or breach of covenant.

10. It is understood and agreed that the Lessee shall have the right to renew this lease for an additional period of five (5) years, at the expiration thereof, provided written notice of its intention to do so shall be given to the Lessor four (4) months prior to the expiration of same.

11. It is understood and agreed that the Lessor shall not lease the space 40 feet wide to the South of the premises herein demised, to any other party without first offering same