

premium payable for such insurance.

(d) That he will make such repairs, alterations and replacements at his own expense, as his business and the reasonable preservation of the premises may require including repairs to roof, plumbing, wiring, and so forth, and that he will deliver up said premises at the expiration of this lease in as good condition as they shall be at the beginning, reasonable wear and tear along excepted; provided, however, the Lessee shall not be obligated to make any repairs necessitated by fire (unless caused by negligence of the Lessee or his agents) windstorm or other casualty.

(e) That he will provide such heat, lights, water, and power, at his own expense, as may be necessary for his purposes.

It is mutually covenanted and agreed:

(a) That the Lessee shall have no right under the provisions of this lease to make use of the roof of the leased premises for the storage of automobiles or any other purpose whatsoever. The Lessor reserves unto himself the right to use said roof for the erection of signboards and other means of advertising, in any manner that he may see fit, provided, however, that any damage resulting to said roof from such usage shall be repaired at the expense of the Lessor.

(b) Should the Lessee fail to pay the rent on or before the tenth day of each calendar month, or fail and neglect to carry out any of the covenants and agreements as herein set forth, the Lessor may, at his option, either declare the rental for the entire term immediately due and payable and proceed to collect the same, or declare this lease terminated and take immediate possession of the premises, collecting rents up to the time of such retaking.

$\frac{1}{2}$ (c) In the event of the bankruptcy of the Lessee or should he be placed in the hands of a receiver, or make an assignment for the benefit of creditors, the Lessor may at his option declare this lease immediately terminated and take immediate possession of the premises, collecting rent up to the time of such retaking.

(d) That no waiver of any condition or covenant set forth herein shall be implied as a result of the failure of the Lessor to