

5. Lessor agrees that he will begin work on the repairs, alterations and re-modeling, in accordance with said specifications, at an early date so that the same will be completed on or before December 1, 1949. In the event said repairs and alterations are not completed on December 1, 1949, no rent on this lease shall be due and payable until said repairs and alterations are completed in accordance with the said specifications of J. A. McPherson Company, Architects.
6. Lessor agrees to keep said premises, both the exterior and the interior, in a reasonable state of repair during the term of this lease. As part of the consideration for the rental paid, Lessor agrees to furnish heat and water for said premises.
7. It is agreed that in the event said building or premises or any part thereof shall at any time be destroyed or so damaged by fire or other unavoidable casualty as to render said premises unfit for occupancy or use, then the rent hereby reserved, or a fair and just proportion thereof, according to the nature and extent of the damages sustained, shall, until the said premises shall have been re-built or restored and made fit for occupancy or use, be suspended and cease to be payable.
8. It is agreed by and between the parties hereto that the Lessee shall have the right to sub-let a portion of said premises in the event he finds it desirable to do so, but he shall not assign this lease nor sub-let the entire premises without the written consent of the Lessor.
9. It is understood and agreed by and between the parties hereto that in the event the Lessee breaches any of the terms and conditions of this lease or in the event rent is not paid when due and remains unpaid for a period of 30 days, or should the Lessee be placed in receivership or bankruptcy, the entire amount of the stipulated rental becomes immediately due and payable, and Lessee shall forfeit said amount as liquidated damages for the breach of this agreement, and upon demand of Lessor, the Lessee shall surrender to him complete and peaceable possession of said premises leased herein.