

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, 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 thereupon lawfully enter into and upon the premises or any part thereof and repossess the same and expel the Lessee and those claiming under him and remove his 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.

8. It is further understood and agreed that the Lessee may attach his usual signs on or about the demised premises provided such signs and other attachments shall comply with all requirements of law. However, the Lessee agrees to protect and save harmless the Lessor against any liability for damage to persons or property caused by or growing out of the installation and operation of such signs.

9. It is further agreed by and between the parties hereto that the Lessee shall keep and hold harmless the Lessor from any and all damages, liability for anything and everything whatsoever arising from or out of the occupancy by or under the Lessee or Lessee's agents or servants, and from any loss or damage arising from any fault or negligence by the Lessee, or failure on the Lessee's part to comply with any of the covenants, terms and conditions herein contained or otherwise.

10. It is distinctly understood by and between the parties hereto that any remodelling, improvements, or alterations that the Lessee may deem necessary during the life of this lease, shall be at the Lessee's own cost and expense. However, same shall not be made without the prior permission of the Lessor, and the Lessee covenants and agrees that if any of the glass in the demised premises shall be damaged or broken whether because of the carelessness of the Lessee or otherwise, the Lessee shall replace the said glass with glass of like size and quality at his own cost and expense.

11. The Lessee agrees that he will keep said premises, including the