22. The Lessor agrees that the Lessee, upon paying the rental herein reserved, and all other indebtedness due by the Lessee unto the Lessor, and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid. The Lessor and the Lessee mutually covenant and agree that the leased premises will not be used nor shall the Lessee permit said premises to be used, for any unlawful purpose nor permit thereon anything which may be or become a nuisance and that the Lessee will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire and other casualty or which may cause either the Lessor or the Lessee to have to pay a fire insurance premium at a rate in excess of that which either the Lessor or the Lessee is required to pay at the commencement of this lease.

23. It is further understood and agreed that, should any installment of rent be past due and unpaid by the Lessee or should the Lessee fail to perform any of the other terms and conditions of this lease to be performed by the Lessee, or should the Lessee fail to pay any indebtedness due by the Lessee unto the Lessor, or in the event the business is discontinued or the premises vacated before the expiration of this lease, or should the Lessee fail to pay any indebtedness due by the Lessee unto the Lessor, or in the event the business is discontinued or the premises vacated before the expiration of this lease, or should the Lessee, their heirs, successors or assigns, individually or as a partnership, go into bankruptcy, voluntary or involuntary, or be placed in the hands of a receiver, or make a general assignment of their property for the benefit of their creditors or file a petition pursuant to any state or federal law for the extension of their debts or for reorganization, or if their stock of goods, wares and merchandise should be seized under attachment, execution, or other process and such attachment, execution or other

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