

-2-

with any penalties and interest which may have been paid by Lessee, from the rents next accruing hereunder, and Lessee covenants that it will pay for all water, gas and electricity used on the demised premises during the continuance of this lease.

5. **TERMINATION FOR DEFAULT IN PAYMENT OF RENT.** It is further expressly understood and agreed that in the event there be any default in the payment of the rental hereinabove reserved or any breach by Lessee of any of the other covenants on the part of Lessee herein contained, then and in any such event it shall be lawful for Lessor to re-enter into and upon the said premises and thereupon this lease shall, at the option of Lessor, absolutely terminate. It is further covenanted and agreed between the parties hereto that any adjudication that Lessee is bankrupt or otherwise insolvent, shall be deemed to constitute a breach of this lease, and thereupon, ipso facto, and without entry or other action by Lessor, this lease shall become and be terminated. Should this lease be terminated by the Lessor in accordance with the provisions hereof, the Lessor shall be entitled to damages in an amount equal to the accumulated rental for the remainder of the term hereof, less the fair rental value of the demised premises for such period.

6. **INSURANCE COVERAGE AND DESTRUCTION OF BUILDING.** It is agreed that Lessor will, during the continuance of this lease, at her own cost and expense, keep the building, or buildings, situate on the demised premises insured to the extent of its full insurable value against loss or damage by fire, with extended coverage, and in the event the same be damaged by fire or other cause so insured against, Lessor shall and will forthwith proceed to repair and/or rebuild the same, and Lessee shall meanwhile be entitled to an abatement of rent for the period during which the building is being restored and is unavailable for use by the Lessee.

7. **SURRENDER OF PREMISES ON TERMINATION.** Lessor covenants for Lessee's quiet enjoyment of the demised premises during the continuance of this lease; and Lessee covenants that upon the termination of this lease, or any extension thereof, that it will quietly and peaceably deliver up possession of the demised premises, in good order and condition, reasonable wear and tear excepted.

8. The covenants and agreements herein contained shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

In Witness whereof the parties hereto have hereunto set their hands and seals the day and year first above written.

In the presence of:

Mary D. Martin

Birney Bogerman
as to Lessor

Mary D. Martin

Birney Bogerman
as to Lessee

Harriet B. Leslie (SEAL)
Harriet B. Leslie
Lessor

LESLIE ADVERTISING AGENCY (SEAL)

By: William W. Leslie
Lessee

(Continued on next page)