

shall be abated to the Lessee in proportion to the extent to which any portion or all of the premises are rendered unfit for use. (11/1/31)

Sixth: The Lessee agrees that he will make no alteration in the premises without the written consent of the Lessor. It is further understood and agreed upon notification by certified mail of roof leak, Lessor shall promptly repair said roof.

Seventh: In the event of the bankruptcy of the Lessee, or in the event they should be placed in the hands of a receiver, or should they make assignment for the benefit of creditors, then in that event the Lessor may, at his option, declare this lease immediately terminated and take possession of the premises.

Eighth: Should the Lessee fail to pay any installment or rent within ten (10) days after the same shall become due or fail to perform any of the covenants or agreements herein contained, then in that event the Lessor may at his option either declare the rental for the entire term immediately due and payable and proceed to collect or may declare this lease terminated and take possession immediately of said premises, collecting the rental up to retaking of such possession.

Ninth: The Lessee shall not sublet the premises. The Lessee shall not assign this lease without the approval of the Lessor; provided, however, such approval shall not unreasonably be withheld or refused as to any reasonable use or for any reasonable use.

Tenth: The Lessor covenants and agrees that the Lessee paying the said monthly rental and performing the said covenant on his part, may peaceably and quietly have, hold and enjoy the devised premises during the term aforesaid.

In Witness Whereof; the parties have hereunto set their hands and seals

this 22nd day of April 1931.

Mary Hill

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