



IV. The Lessee shall not do or commit, or willingly suffer to be done or committed, any act, matter, or thing, whereby or in consequence whereof, the policy or policies of insurance on the demised premises, or on any premises whereof the same are part, according to the conditions and stipulations thereof shall become avoided or suspended.

V. The Lessee hereby waives and dispenses unto the Lessor all laws which do now or hereafter shall exempt any property upon the demised premises or elsewhere belonging to the Lessee, from levy and sale upon distress for the rents or sums of money hereby reserved, or upon an execution on any judgment obtained in an action brought for breach of any of the covenants herein contained.

VI. The Lessee shall and will, during the continuance of the said term, keep and at the expiration thereof peaceably deliver up the said demised premises in the like good order and condition as they now are, ordinary wear and tear and casualties by fire and unavoidable accident only excepted.

VII. If the Lessee shall hold over after the expiration of the term hereby created, with the consent of the Lessor, it shall be deemed and taken to be a renewal of this Lease, and of all the terms, conditions, covenants, and provisoes therein contained, for the term of another *Month* and so on from *Month to month*, until either party shall give *thirty days* previous notice to the other of an intention to determine the tenancy at the end of any *one month*.

Provided always, that if the Lessee shall fail or omit to pay the rents or sums hereby reserved, on the days and times when the same are made payable, or within *ten* days thereafter, or shall in any other respect violate any of the conditions and covenants hereinabove contained, then this Indenture of Lease and the term hereby created shall become absolutely void at the option of the Lessor, to be signified by the Lessor's causing a written notice of *their* intention so to determine the Lease on a day to be therein fixed, to be delivered to the Lessee, or left upon the premises at least ten days previous to the day so fixed: And when the Lease