found, and remove the same and sell the same or any part thereof or if the same shall not be sufficiently matured for harvesting or gathering, to cultivate the same, and protect and remove the same, until it shall be so fit, and then to harvest or gather and sell the same, or any part thereof, at private or public sale and to apply the proceeds thereof to the payment of said sums and costs of carrying out the provisions of this lease, and the payment of the said rent hereby reserved, and if the party of the second part shall fail to cultivate said premises as herein agreed, or shall fail to keep said premises free and clear of any and all obnoxious weeds, tare and thistle, or shall fail to pay any of the covenants in this lease contained, or shall assign this lease or shall under let the premises or any part thereof, then this lease shall at the option of the party of the first part be null and void and the party of the first part shall have the right to take possession of said premises, using such force as may be necessary with or without process of law, and the said party of the second part covenants to surrender said premises at the expiration of this term, without further demand or notice, in good order and condition as the same now are, reasonable wear and tear, fire and unavoidable casualties only excepted. And the party of the second part hereby waives and relinquishes all rights of