

And further agreed or deemed necessary by the said
 second party for the comfort and convenience of
 said parties during all seasons of the year.
 It is agreed that upon the failure of the
 second party to pay the rent or any portion thereof
 for a period of ten (10) days after the same shall
 become due and payable the first party may de-
 clare this lease at an end and void and may
 thereupon re-enter and take possession of said
 premises.
 It is agreed that at the expiration of the lease
 subject to the provisions herein set forth the said
 second party shall give reasonable possession of
 said premises to the first party in a good con-
 dition as they now are and as usual with and then and
 damage by the elements, except as provided herein
 and it is hereby expressly agreed that the said
 second party shall have the right to remove from
 said premises all movable things that do not
 form part of the fixtures hereon or hereafter placed
 by said second party on said premises.
 And the said first party for the considera-
 tion agreed here by indentures and agrees
 to assign that upon the expiration of said
 term of years (4) years the said second party
 shall have the right and privilege at its option
 of leasing said premises for a third term building
 for an additional term of five (5) years beginning
 running January 1st 1912 and ending December 31st
 1916 upon the same and conditions herein above
 provided at a yearly rental payable monthly in
 advance the amount of which rental is set at a
 good one by the parties hereto but the said first