

7. The party of the second part, his heirs and assigns, may insure his separate interest in any building which may be erected on the lot herein leased, it being understood that the owners of the ground have the right by law if they desire to also separately insure their reversionary interest in the building.

8. It is agreed that in event of default for a term of more than sixty (60) days, that is to say should he become in default two monthly payments, then the whole of the rental provided herein to be paid to Ballentine Grocery Stores, Inc., for the full unexpired term of this lease shall, at the option of the said Ballentine Grocery Stores, Inc., its successors or assigns, become immediately due and payable and the said Ballentine Grocery Stores, Inc., shall have the right to institute any proceedings at law or in equity to secure the payment of the same, with costs and expenses, or the said Ballentine Grocery Stores, Inc., shall have the right, at its option, to declare the lease thereby terminated and Ballentine Grocery Stores, Inc., shall thereupon be entitled to immediately reenter and take possession of the leased premises.

9. The party of the second part may sublease the lot and parking lot privileges herein leased, but the party of the second part shall remain liable to Ballentine Grocery Stores, Inc., its successors and assigns, for the payment promptly when due of the ground rent herein provided and shall further remain liable for the performance of all other terms and provisions of this lease.