

injury or death and \$50,000.00/\$100,000.00
for property damage.

11. DEFAULT: If the rent shall not be paid, when due or if the Lessee shall fail to perform any of its other covenants and agreements hereof, and such failure to pay the rent or to perform such covenants and agreements shall not be remedied within fifteen (15) days after written notice of such failure, the Lessor, at its option and upon thirty (30) days notice to the Lessee of its intention to do so, may declare this lease terminated and take possession of the premises, collecting the rental up to the time of the retaking of such possession.

If the Lessor shall fail to perform any of its covenants and agreements hereunder and such failure shall not be remedied within fifteen (15) days after notice thereof, the Lessee, at its option and upon thirty (30) days notice to the Lessor of its intention to do so, may terminate this lease and vacate the premises, in which case the Lessee shall be obligated to pay rent up to the time that it vacates the premises.

If the leased premises shall be abandoned, or if the Lessee shall be dispossessed therefrom by or under any authority other than the Lessor, or if a petition in bankruptcy shall be filed by the Lessee, or the Lessee shall file any petition or institute any proceeding under any insolvency or bankruptcy act, or if the Lessee should be involuntarily adjudicated bankrupt by any court of competent

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