

or placed in the hands of a receiver or assign its property for the benefit of creditors, the Lessor may, in any one of such events: (a) terminate this lease and repossess the demised premises, or (b) declare the fixed rent for the entire unexpired term immediately due and payable, or resort to any legal remedies at law or in equity for the collection of rent or recover damages for breach thereof; but the Lessor shall, nevertheless, have the right to recover from the Lessee any and all amounts which are then due and unpaid.

10. The Lessee shall have the right of access, ingress, and egress to the rear of the demised premises over and upon the driveway on the Lessor's property of which the demised premises are a portion. This right shall extend to the Lessee, its successors, and assigns, and its customers, invitees, licensees, employees, agents or anyone else, by vehicle or otherwise. The Lessor shall not diminish the present size of the driveway and shall not hinder or impede such right.

11. The Lessee shall hold harmless and indemnify the Lessor from and against any and all liability, claims, actions, or causes of action for personal injury or property damage arising out of or resulting from the Lessee's use or occupancy of the demised premises. The Lessee shall maintain liability insurance for such purposes.

12. This lease shall extend to and be binding upon the parties hereto and their respective heirs, successors, executors, administrators, and assigns.

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