

Section 7. Subletting and Assigning: Tenant may assign this lease or sublet the premises, but if it does, Tenant shall remain primarily liable and responsible under the lease.

Section 8. Property at Risk of Tenant: Tenant shall hold the premises at its sole risk and Landlord shall not be liable to Tenant or any other person for injury, loss or damage to person or property in or upon the premises (unless due to Landlord's negligence) and Tenant covenants to assume all liability on account of such injury or damage and to defend and save the Landlord harmless therefrom. Tenant shall maintain in full force and effect O L & T liability insurance in amounts of not less than One Hundred Thousand and No/100 (\$100,000.00) Dollars for property damage and Two Hundred Thousand/Five Hundred Thousand and No/100 (\$200,000.00/\$500,000.00) Dollars for personal injury.

Section 9. Liens: The Tenant shall keep the demised premises free from any materialmen's, mechanic's or other liens.

Section 10. Default Clause: In the event of failure of Tenant to make any rental payment when due or to comply with any agreement or covenant herein made, and should the Tenant remain so in default for a period of sixty (60) days after written notice thereof to the Tenant, or in the event that Tenant is placed in voluntary or involuntary bankruptcy or receivership, or is placed in any sort of insolvency or reorganization due to insolvency proceedings under State or Federal law, then and in any of such events the Landlord, at Landlord's option may (a) declare the full rental for the entire term immediately due and payable without prejudice to any other remedies in law or equity available to the Landlord, or (b) declare this lease terminated and take possession of the demised premises forthwith and thenceforth hold the same with full right of the Landlord to recover from the Tenant all past due rents and any and all damages, including attorney's fees, caused the Landlord as a result of said default. Should the said term at any time be ended under the terms and conditions hereof, or in any other way, the Tenant hereby covenants and agrees upon request of Landlord to surrender and deliver up the said premises and property peaceably to the said Landlord imme-

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