

be proportionately reduced until said premises have been restored.

(7) Tenant shall hold Landlord harmless from any claim, demand or suits connected with or arising from the use of the premises or the buildings. Tenant shall pay all costs of operating the above premises, including, without limitation, all utilities.

(8) In the event of the failure of Tenant to pay the rental when due, or in the event the business of Tenant is discontinued or the premises vacated before the expiration of this Lease, or the Tenant goes into voluntary or involuntary bankruptcy or receivership or makes a general assignment for the benefit of creditors, or files or has filed against it a petition pursuant to any Federal or State law for the extension of its debts or for an arrangement or reorganization, or if the stock of goods, wares, merchandise or personal property located on the demised premises should be seized under attachment, execution or other process and be not vacated or such property released within 15 days, then, and in any one of such events, the Landlord may, after giving ten (10) days' written notice by registered mail of its intention to do so, either (a) declare the full rental price for the entire term immediately due and payable and resort to any legal remedy at law or in equity for the enforcement or collection of the rent (this provision being supplemental to and not in lieu of the lien created in favor of the Landlord by statute), or to recover damages for the breach of said covenants, or (b) declare this Lease terminated and take possession of the demised premises and thenceforth hold the same free and clear of any claim or right of Tenant, its successors and assigns, but with the right, nevertheless, of Landlord to recover from Tenant any past due rentals.

(9) Landlord warrants that on the effective date of this Lease it will be the sole owner of the demised premises in fee simple, free of liens and encumbrances, except for a first and second mortgage on the premises and except for refinancing of said mortgages which is expressly agreed to by Tenant.

(10) Landlord shall put Tenant in possession of the demised premises and covenants and agrees that during the continuance of this Lease, Tenant shall have quiet possession and enjoyment of the premises.

(11) Tenant shall have the option to purchase the demised premises at the conclusion of the term of this Lease. This option may be exercised by written

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