

10. It is expressly understood and agreed by and between the parties hereto that the Tenant is to furnish its own fuel for heating the building herein demised and is to pay every expense incident thereto. The Tenant further agrees to carry adequate boiler insurance to protect the interest of the Landlord and to hold her harmless from any claims that may arise from damage or injury to persons or property caused directly or indirectly by said boiler. The Tenant further agrees to pay all costs of the water or rent, incidental to the operation of the sprinkler. The Tenant further agrees to inspect and check the pressure of the said sprinkler system not less than once per week and to maintain said sprinkler system at all times in good working order.

11. In the event the Tenant, its successors, shall be adjudicated bankrupt, insolvent according to law, or shall make an assignment for the benefit of creditors, or shall file a voluntary petition in bankruptcy of its stock of goods, wares, and merchandise be taken under attachment, execution or process and said attachment, execution or other process be not vacated or said property release within ten(10)days, or if any payment or rent shall be past due and unpaid for ten(10)days, then in any or all of such events this agreement of lease shall henceforth terminate at the option of the Landlord. In the event the Tenant, its successors, shall neglect to perform any of the covenants and agreements herein contained to be observed and performed by said Tenant and notified of such failure or neglect in writing by the Landlord through registered mail addressed to the Tenant at the address of the building herein demised, and shall not have taken the necessary measures to correct said failure or default within ten(10) days, then the Landlord, her legal representatives, adminis-