

LIABILITY FOR INJURY OR DAMAGE:

- 7 - The Owners shall not be liable for any damages or injuries to persons or property occurring in or about said premises and Tenants shall save Owners harmless from any and all such injuries and from all damages arising from any cause whatever in or about said premises.
- 8 - All personal property placed on the premises shall be at the risk of owner(s) of such property or of the Tenants, and the Owners shall not be liable for any damage to or loss of said personal property.

SIGNS:

- 9 - Owners reserve the right to require Tenants to remove any exterior signs from said leased premises which, in the judgment of Owners, may be objectionable or dangerous to public safety or property; and Tenants hereby assume full responsibility for any damage to persons or property that may be caused by the displacement of any sign used by or affixed to said premises by Tenants or any sub-tenant.

INSPECTION:

- 10 - The Tenants will permit the Owners or the Owners' agent or agents, at all reasonable hours, to enter and examine the premises, or to show premises to persons wishing to rent or purchase the same or to make proper repairs or alterations thereto, taking any space needed therefor; and during the two months preceding the cancellation or termination hereof, the Tenants will permit the usual "for sale" and/or "for rent" notices to be placed and to remain on the said premises.

PAYMENT OF RENT:

- 11 - No demand of rent need at any time be made on the premises or elsewhere, but it shall be the duty of Tenants to pay the same as monies generally are paid when due, without demand.
- 12 - Owners shall not, by receiving partial payment of rent in arrears, be deemed to have waived any right of forfeiture for nonpayment of rent or any part thereof. No waiver of any breach of any obligation herein shall be construed as a waiver of the obligation itself or any subsequent breach thereof.

DEFAULT OF RENT OR OTHER PROVISION:

- 13 - In case said premises be deserted, or if default be made in the payment of rent, or if default be made by Tenants in the performance of any covenant, agreement, obligation, or condition herein contained, Owners shall have the right to enter said property as agents of Tenants and receive the rent therefor and apply the same to the payment of any rent then due and to the performance of any other obligations of Tenants hereunder which are then in default holding Tenants liable for any deficiency; or, at the option of Owners upon default as aforesaid or upon any of the contingencies hereinabove specified in this sub-section, this lease shall become terminated in the same manner and with the same effect as if its original term had expired, and Owners are hereby authorized to re-enter said premises, either by force or otherwise, and to dispossess and remove therefrom Tenants or other occupants and their effects without being liable to any prosecution or claim therefor, and to hold said premises as if this lease had not been made, Tenants hereby expressly waiving the service of any notice of termination of this lease, or of intention to re-enter or of institution of legal proceedings to that end.