

(3) That it will provide at its own expense such heat, gas, lights and water as it, or its sub-lessee, may require.

(4) That during the term hereof it will at its own expense maintain the interior of said premises, all parking areas, all surfaced approaches to said premises, the heating and air conditioning system, all lighting fixtures, all floors, and all awnings attached to said building, in a reasonably good state of repair, replacing all broken glass, and all broken parts, and at the termination hereof will deliver up the premises in as good condition as they shall be upon date of occupancy thereof, reasonable wear and tear alone excepted.

(5) That it will make no repairs, improvements or alterations to the premises and building of a structural nature except at its own expense and without first obtaining the written consent of the Lessors.

(6) That it will save harmless and indemnify the Lessors from and against all loss, liability or expense that may be incurred by reason of any accident with the machinery, equipment, passageways, alleys, parking areas, floors, gas or water or other pipes, or from any damage, neglect or misadventure to persons or property, arising from in any way growing out of the use, misuse or abuse of the premises and building hereby leased, and to that end will carry public liability insurance in an amount satisfactory to said landlord for the mutual benefit of the parties to this agreement.

(7) That in the event the Lessee should default in the payment of any instalment of rent, or in the event of the bankruptcy of the Lessee or should it be placed in the hands of a receiver, or make an assignment for the benefit of its creditors, or file a petition pursuant to any State or Federal law for the extension of its debts, or use the premises for any purpose other than herein called for, or discontinue the said business, or vacate the premises before the expiration of this lease, or permit its stock of goods, wares and merchandise to be seized under attachment, execution or other process, and such attachment, execution or other process be not vacated, or such property released within fifteen (15) days, then and in any one of such events, the Lessors may, at their option

(a) Declare the full rental price for the entire term immediately due and payable and resort to any legal remedies at law or in equity for