

shall at all times be in effect such coverage for both parties.

BANKRUPTCY, RECEIVERSHIP, ETC.

In the event that the Lessee goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of its property for the benefit of creditors, or files a petition pursuant to any State or Federal law for the extension of its debts, or if its stock of goods, wares or merchandise located upon the leased premises should be seized under attachment, execution or other process and such attachment, execution or other process be not vacated on such property leased within ninety (90) days, then and in such event the Lessor shall have the right at its option, with written notice, to terminate this lease immediately and to enter the demises premises and take possession thereof.

COVENANTS OF LESSOR

(1) Lessor shall be responsible for the upkeep and maintenance of the roof, outer walls and structural parts, and the surface treating of the parking area. Outer walls shall not be construed as meaning plate glass or windows.

(2) Lessor shall pay during the term of this lease all property taxes and assessments of every kind and description that may be lawfully levied or assessed against the land and improvements thereon hereby leased.

(3) Lessor covenants that Lessee, upon paying the rents reserved and observing and keeping the covenants of this lease on its part to be kept and performed, shall peaceably and quietly hold and enjoy said premises and the appurtenances thereto during said term without any hindrance or molestation by said Lessor, his heirs or assigns, or persons claiming under or through him.

COVENANTS OF LESSEE

(1) Lessee covenants to pay the rentals herein reserved when due under the terms hereof.

(2) Lessee shall be responsible for the maintenance, upkeep and repair of the building, fixtures and appurtenances thereto, save only the roof, outer walls, and parking area.

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