

(6) To make no alterations, additions or changes in the building to be erected upon the leased premises without the prior written consent of the Lessor.

(7) To permit the Lessor from time to time to enter the leased premises at reasonable hours for the purpose of inspecting the same to determine the extent of the compliance by the Lessee with the terms hereof.

(8) To indemnify and save the Lessor harmless against any loss, damage and liability occasioned by, growing out of, or arising or resulting from any default hereunder, or any tortious or negligent act on the part of the Lessee, its agents, servants or employees.

#### VI

The Lessor and Lessee mutually agree:

(1) That if the Lessee shall at any time be in default in the payment of rent herein reserved, or in the performance of any of the covenants, terms, conditions or provisions of this lease and the Lessee shall fail to remedy such default within ten (10) days after written notice thereof from the Lessor; or if the Lessee shall be adjudicated a bankrupt or make an assignment for the benefit of creditors, or if any plan under the State or Federal laws is proposed by the Lessee, or if a receiver of any property of the Lessee in or upon said premises be appointed in