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(d) It will, at all times, comply with all laws, ordinances and regulations of any governmental authority or municipal corporation or any department or bureau thereunder which has jurisdiction, with reference to maintenance of the premises and the use thereof.

(e) That it will comply with the requirements of any rule, regulation, ordinance or statute, respecting maintenance of the premises.

(f) The Lessee and all of its sub-lessees agrees to indemnify and save harmless the Lessor from and against all claims, demands, injuries and/or expenses by reason or any accident, damage or loss to any one occurring on or about the leased premises.

(g) The Lessee agrees that it will insert in any and all sub-leases and all agreements with sub-lessees the provisions of sub-paragraph (f) of this Paragraph.

*Sublet*

XII. LESSOR'S COVENANTS

During the term of this lease, Lessor covenants and agrees that Lessee shall:

(a) Have the peaceful and quiet enjoyment of the premises and be free from any interference by the Lessor, excepting that Lessor shall have the right to inspect the premises at reasonable times.

(b) Under all applicable laws and regulations, Lessee would have the right to use the premises for the operation of wholesale and retail sales of goods, wares, merchandise and groceries and all kindred items.

XIII. DEFAULT

In the event that the Lessee shall:

(a) Fail to pay any installment or rent or any part thereof when the same shall be due, or

(b) Fails to pay any taxes or other charges before the same shall become delinquent or discharge any liens after the same have been finally adjudicated, or

(c) Use or allow to be used the premises for any purpose or in any manner violative of any of the terms of this lease, or

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