

In the event of the termination of this lease agreement, Lessee agrees to execute all documents and perform all acts necessary to assign any sublease of this property to the Lessors herein and Lessee hereby assigns all rents and profits of the leased premises and any improvements situate thereon to the Lessors and agrees that any Judge of the Circuit Court of this State may, at chambers or otherwise, appoint a receiver with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof, after paying costs of collection, toward the payment of the consideration for this lease agreement.

It is agreed that the Lessee may sublet any portion of said premises.

Lessee agrees to carry owner's, landlord's and tenant's public liability insurance in amounts of at least Ten Thousand and No/100 Dollars (\$10,000.00) for injury or death of any one person, and at least Twenty Thousand and No/100 Dollars (\$20,000.00) for any one casualty where more than one person may be involved. Such insurance to be carried by the Lessee at its expense is to be for the benefit of both the Lessee and the Lessors and the Lessee shall furnish the Lessors herein with certificates or other evidence of such insurance.

The Lessee agrees and covenants to save harmless and indemnify the Lessors from and against any