

be used for the purpose intended. Lessors shall be named as an insured on all policies as their interest may appear. Lessees shall provide evidence satisfactory to Lessors that such insurance is in effect.

Should any State, Federal or Municipal authority condemn any portion of said premises for public purposes, the rent herein provided shall be prorated in proportion to the amount of property taken.

Lease to be subject to all statutes, ordinances, rules, regulations and/or orders of Federal, State, Municipal or other governmental agencies having authority over or in any way affecting the terms and conditions thereof.

In the event of bankruptcy or receivership of the Lessees or their Assigns, or should the Lessees make any assignment for the benefit of creditors, the Lessors may at their option declare this Lease immediately terminated and take possession of the premises or should the Lessees fail to pay any installment of the rent or to pay taxes on the land and improvements within thirty (30) days after the same shall become due or fail to perform any of the terms herein, the Lessors may, at their option, either declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this Lease terminated and take immediate possession of the premises.

If the Lessees herein mortgage their leasehold interest in the demised premises by Deed of Trust or otherwise, and should the Lessors be advised in writing of the name and address of the mortgagee and/or the Trustee of such Deed of Trust, then this Lease shall not be terminated or cancelled on account of any default of the Lessees in connection with the performance of the