

Lease, whether such lien or right of lien shall be created by statute, court decision, common law, custom, or otherwise.

LIABILITY  
INSURANCE

18. The Lessee shall at all times during the term hereof keep in force, at its own expense, public liability insurance with companies acceptable to the Lessor and naming as insured both the Lessor and the Lessee, with minimum limits of Three Hundred Thousand Dollars (\$300,000.00) on account of bodily injuries to, or death of, one person, Five Hundred Thousand Dollars (\$500,000.00) on account of bodily injuries to, or death of, more than one person as a result of any one accident or disaster, and Twenty-five Thousand Dollars (\$25,000.00) on account of damage to property, and the Lessee will further deposit the policy or policies of such insurance, or certificates thereof, with the Lessor at the Lessor's request.

DEFAULT

19. In case any rent shall be due and unpaid, or if default be made in any of the covenants herein contained to be performed by the Lessee, and such default has not been cured after notice, and within the time herein provided, then it shall be lawful for the Lessor to re-enter into and repossess the said premises. The Lessee shall not be deemed in default in payment of rent until the expiration of ten(10) days after receipt by the Lessee of written notice by registered or certified mail given by the Lessor specifying the amount and details of the unpaid rent. Nor shall the Lessee be deemed in default of any other covenants or agreements of this Lease until after the expiration of thirty (30) days after receipt by the Lessee of written notice by registered or certified mail given by the Lessor specifying the nature and details of such default. If default shall be made by the Lessor in the performance of the covenants or agreements of this Lease to be performed by the Lessor, and said default shall have continued for thirty (30) days after written notice thereof