

FIRE AND CASUALTY: In the event of fire or casualty loss the rental consideration shall be abated for only that period or portion of time that the premises are not adequately useable by LESSEE and such non-use period of time shall be added to the end of the expiration of this lease. This provision is contained herein due to the fact that LESSOR agrees to make repairs as fast as possible and restore the premises to a useable condition in the event of fire or other casualty loss.

LIABILITY INSURANCE: It is further agreed that LESSEE shall maintain sufficient and adequate liability insurance, minimum coverage of \$500,000 Bodily Injury and \$150,000 Property Damage, and shall at all times save the LESSOR harmless from liability of any nature resulting in, upon or about the premises as herein leased to LESSEE.

DEFAULT: It is further agreed that in the event LESSEE violates any of the terms or conditions of this lease or fail to pay rentals as designated, LESSOR shall have the right to issue any legal process, re-enter the property or take any steps necessary for the protection of LESSOR'S interest and LESSEE shall have responsibility for all expenses, attorney's fees and other items incurred by LESSOR for LESSOR'S protection.

BANKRUPTCY: In the event LESSEE is placed into bankruptcy, creditor's assignment or any other type of business operation failure procedures, voluntarily or involuntarily, LESSOR may cancel lease immediately and re-enter the premises or negotiate any other arrangements desired by LESSOR pertaining to the premises with LESSEE having absolutely no rights whatsoever other than LESSEE remaining fully responsible for rental payments for the remainder of the term that can not be re-leased or re-claimed by LESSOR in a reasonable effort to mitigate remaining rental damages.

REGULATION COMPLIANCE: It is further agreed that LESSEE shall not allow or permit to be done on said premises anything which would render void or voidable or increase the premiums of any insurance covering said premises, shall not permit or allow to be done any acts

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