

lessee holds the premises after the termination of this lease, the tenancy from month to month shall be created thereby at a rental of two thousand five hundred dollars (\$2,500.00) per month, and the acceptance of such rental by lessor will not extend the term of this lease in any manner.

14. The lessor covenants, warrants, and represents that it has full right and power to execute and perform this lease and to grant the estate demised herein, and covenants that the lessee, on paying the rent herein reserved and performing the covenants and agreements hereof shall peaceably and quietly have, hold, and enjoy the demised premises and all rights, easements, appurtenances and privileges belonging or in anywise appertaining thereto, during the full term of this lease and any extension or renewal thereof.

15. The lessee further covenants and agrees that if, at any time, lessee is adjudged bankrupt or insolvent under the laws of the United States or of any state, or makes a general assignment for the benefit of creditors, or if a receiver of all the property of lessee is appointed and shall not be discharged within ninety (90) days after such appointment, then the lessor may, at his option, declare the term of this lease agreement at an end and shall forthwith be entitled to immediate possession of the said premises, as aforesaid.

16. It is understood and agreed that nothing herein contained shall constitute lessee as the agent in any sense of the lessor in constructing any improvements on the premises, and that the lessor shall have no control or authority over the construction of said improvements beyond the right to require a return of the premises in substantially the same condition as let, normal wear and depreciation excepted. The lessor shall not in any manner be answerable or accountable for any loss or damage arising from the negligence or the carelessness of the lessee or lessee's contract or any of their subcontractors, employees, agents, or servants, by reason of lessee constructing any improvements pursuant to the term of this lease. Lessee shall immediately indemnify and save lessor harmless from and against any and all claims and suits for damages to persons or property from defects in material or from the use of unskilled labor or from any neg-