

- (7) Tenant may use and occupy the leased property for any lawful purpose. Tenant shall not use or knowingly permit any part of the leased property to be used for any unlawful purpose. Tenant shall indemnify Landlord against all costs, expenses, liabilities, losses, damages, suits, injunctions, fines, penalties, claims and demands, including reasonable counsel fees, arising out of any violation of these covenants.
- (8) Tenant shall comply with all laws and regulations of the federal, state, county and municipal authorities applicable to the business to be conducted by the Tenant on the leased property.
- (9) Tenant, upon payment of the rent and upon the performance of all terms of this lease shall at all times during the lease term and during any extension or renewal term peaceably and quietly enjoy the leased property without any disturbance from Landlord or from any person claiming through Landlord.
- (10) In the event the Tenant, its successors or assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver, or makes a general assignment of its property for the benefit of its creditors, or files a petition pursuant to any state or federal law for the extension of its debts, then and in such an event, the landlord shall have the right, at his option, to immediately terminate this lease and re-enter the demised premises and the full rental for the unexpired term shall then be immediately due and payable.
- (11) It is further understood and agreed that should any installment be past due and unpaid by the Tenant, the Landlord may at his option, after giving fifteen (15) days notice in writing by certified mail, addressed to the Tenant, declare this lease terminated, whereupon the full rental price for the whole of the unexpired term shall be immediately due and payable and the Landlord may enter and take possession of the premises and resort to any legal remedies prescribed by law for the enforcement or collection of the entire rent payable under this contract or to obtain possession of the leased property, provided the tenant shall have not paid said rent before the expiration of such fifteen days notice.
- (12) Tenant agrees not to assign the Lease Agreement nor to sub-lease the premises leased to it under the terms of this Agreement without the written consent of Landlord.
- (13) If the leased property or any portion thereof shall be condemned for any public use or purpose, this lease shall expire on the date when the leased property shall be so taken and the rent shall be apportioned as of that date.
- (14) Landlord shall not be liable for injury or damage to person or property occurring within the leased property, unless caused by or resulting from the negligence of the Landlord or any of Landlord's agents, servants or employees.
- (15) If the Landlord is unable to get the premises zoned C-2 to permit the proposed use of the leased premises by Tenant, this Lease Agreement shall then be null and void and terminated.
- (16) All persons to whom these presents may come are put on notice that Tenant shall never, under any circumstances, have the power to subject the interest of the Landlord in the leased premises to any mechanics' or materialmen's liens or lien of any kind.

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