

Lessee, at their respective option, may declare this lease terminated, and the Lessee shall not be liable for the payment of rental thereafter, except such rents, if any, as may at that time be due and payable, and a pro-rata refund shall be made to Lessee for advance rents paid.

10. In the event the building shall, at any time without fault of the Lessee, be partially destroyed or rendered unfit for occupancy, then the rent therein reserved or a fair and just portion thereof, according to the nature and extent of the damages sustained shall, until said building shall be restored and made fit for use, be suspended and cease to be payable. In the event of the application of this clause the Lessor covenants that he will use his best efforts to expedite the restoration of the building in every way possible under the conditions then prevailing.

11. The Lessor shall maintain in proper condition all parking space within the area, and it is understood between the parties hereto that the general customer parking area is to be used jointly by customers of all tenants of the shopping area without restrictions.

12. The Lessee covenants that they will comply with all valid laws, regulations and ordinances of the federal, state, and municipal governments and their departments applicable to the leased premises.

13. The Lessee covenants that they will not permit any mechanics' or furnishers' liens to be placed upon said premises or upon the building or improvements thereon during the term hereof and in the event of any such valid lien or liens, Lessee agrees promptly to pay and discharge the same.

14. If the Lessee shall at any time during the term hereof become insolvent, or if the Lessee shall be adjudged bankrupt or insolvent by any Court, or if a receiver or trustee in bankruptcy or a receiver of any property of the Tenant shall be appointed in any suit or proceeding brought by or against the Tenant, then and in