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provided, and that he will defend the title against all claims of all persons whomsoever.

8. In the event that 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 creditors or files a petition pursuant to any State or Federal Law for the extension of its debts, or if its stock of goods, wares and merchandise located on the leased premises should be seized under attachment, execution or other process and such attachment, execution or other process be not vacated or such property released within ninety (90) days, then and in each event, the Landlord shall have the right at his option, to immediately terminate the lease, whereupon the full rental for the whole term of the unexpired term shall be immediately due and payable and the Landlord may enter the demised premises and take possession thereof, and resort to any legal remedies prescribed by law for the enforcement or collection of the entire rent, or to obtain possession of the leased property.

THE TENANT AGREES DURING THE TERM OF THIS LEASE:

9. To carry adequate amount of insurance on the building, and should it be damaged or destroyed by fire or other casualty, the Tenant shall promptly repair and restore the building to its former condition, whereupon this lease shall continue in force, and the rent shall be abated to the Tenant in proportion to the extent to which any portion or all of the premises are rendered unfit for use.

10. To pay all taxes, assessments, or liens that may be made against, or levied upon said premises during the term of this lease.

11. To keep the roof, outer walls and structural portions of the said building in good repair. All changes, additions, or improvements

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