

lease, any adjudication that Lessee is bankrupt or otherwise insolvent, shall be deemed to constitute a breach of this lease and thereupon, ipso facto, and without entry or other action by Lessor, this lease shall become and be terminated; and, notwithstanding any other provisions of this lease, Lessor shall forthwith, upon such termination, be entitled to recover damages for such breach in an amount equal to the sum of the rent reserved in this lease for the residue thereof, less the fair rental value of said premises for the residue of said term.

5. SIGNS. It is further understood and agreed that the Lessee may attach its usual signs on or about the demised premises, provided such signs and other attachments shall comply with all City Ordinances. However, the Lessee agrees to protect and save harmless the Lessor against any liability for damage to persons or property caused by or growing out of the installation and operation of such signs.

6. LIABILITY OF LESSEE FOR INJURY OR DAMAGE. It is further agreed by and between the parties hereto that the Lessee shall keep and hold harmless the Lessor from any and all damages or liability for anything and everything whatsoever arising from or out of the occupancy by the Lessee or Lessee's agents or servants, and from any loss or damage arising from any fault or negligence by the Lessee, or failure on the Lessee's part to comply with any of the covenants, terms and conditions herein contained or otherwise.

7. MAINTENANCE AND REPAIR OF BUILDING. Lessee will make no alterations to the demised premises without the written consent of the Lessor, and in the event such consent is given, any such alteration or other improvements or remodelling shall be at the Lessee's own cost and expense.

8. RENEWAL OPTIONS. The Lessee may, at its option, renew this lease for a maximum of six additional periods of one year each by giving the Lessor written notice of intention so to renew at least thirty (30) days prior to the expiration of the initial term or any subsequent renewal period. Should said options, or any of them, be exercised by the Lessee, the annual rental shall be the sum of Eight Thousand, Four Hundred Dollars (\$8,400.00) for each of the first, second, third, fourth, and fifth renewal periods, payable in monthly installments of Seven Hundred Dollars (\$700.00) per month; and should the option be exercised