

Thousand and No/100 (\$250,000) Dollars, naming Lessor as an insured. If Lessee shall obtain such insurance and pay the premium thereon, Lessor shall cancel any insurance which it is carrying on the premises under the terms of this Paragraph, and shall return any unearned premium to Lessee. Upon obtaining any such insurance, Lessee shall forward a copy of the policy and proof of payment of the premium to Lessor.

13. COMPLIANCE WITH LAWS. Lessee will promptly comply with all applicable and valid laws, ordinances and regulations of Federal, State, County, Municipal or other lawful authority pertaining to the use and occupancy of the leased premises.

14. ASSIGNMENT AND SUBLETTING. Lessee shall have the right to assign or sublease the whole or any part of the demised premises, provided that any assignment or sublease shall be subject to all of the terms and conditions of this Lease and that Lessee shall remain primarily liable for the payment of the rent and the performance of the terms and conditions of this Lease. Lessor may not sell or convey the premises or assign its rights under this Lease during the term hereof.

15. LESSEE'S DEFAULT. If (a) the Lessee continues in default for thirty (30) days after written notice by the Lessor of any failure of the Lessee to pay when due any installment of rent, acquired hereunder, or if (b) the Lessee continues in default for thirty (30) days after written notice specifying the nature of default by the Lessor of any failure of the Lessee to perform any other of its obligations or covenants hereunder, then, and in the event of any such continued default, the Lessor at its option may terminate this Lease and declare the rental for the entire term due and payable.

16. BANKRUPTCY. Should Lessee make an assignment for the benefit of creditors, or be adjudicated bankrupt, such action shall constitute a breach of this Lease for which Lessor, at its option, may terminate all rights of Lessee or its successors in interest under this Lease.