

the covenants, terms and conditions herein contained or otherwise.

IT IS AGREED that any and all improvements made by Tenant during the term of this lease, or any extension or renewal thereof, and any and all fixtures installed by said Tenant during its occupancy of said premises, unless otherwise agreed to by the Landlord, shall become the property of the Landlord herein and upon termination of this lease or any renewal or extension thereof, by expiration or otherwise, said fixtures and improvements shall remain upon said premises as the property of said Landlord.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that the Tenant is to furnish its own fuel for heating the building herein demised and is to pay every expense incident thereto. The Tenant further agrees to carry adequate boiler insurance to protect the interest of the Landlord and to hold them harmless from any claims that may arise from damage or injury to persons or property caused directly or indirectly by said boiler. The Tenant further agrees to pay all costs of the water or rent, incidental to the operation of the sprinkler. The Tenant further agrees to inspect and check the pressure of the said sprinkler system not less than once per week and to maintain said sprinkler system at all times in good working order.

In the event the Tenant, its successors, shall be adjudicated bankrupt, insolvent according to law, or shall make an assignment for the benefit of creditors, or shall file a voluntary petition in bankruptcy of its stock of goods, wares, merchandise be taken under attachment, execution or process and said attachment, execution or other process be not vacated or said property released within ten (10) days, or if any payment