

to render them generally unfit for use by the Lessee for the purposes for which said buildings are being used, said lease shall thereupon terminate.

The Lessor will pay all property taxes that may be assessed against the premises covered by this lease, while the Lessee will pay all taxes of every kind, form and description whatsoever that may become due or be assessed, or for which the Lessee may in any manner be liable, arising from or in connection with the Lessee's operation of its business upon the premises covered by this lease and the Lessee herein acknowledges that, as a part of the consideration for this lease, that any unpaid installment of the rent above set forth, shall constitute a lien against any and all of the assets or properties of the Lessee that may be situate upon said premises, prior to any other lien or encumbrance whatsoever.

The parties hereto agree that the Lessee shall supply, at its own expense, necessary water, lights, current and heat incidental to its occupancy of said premises.

The Lessee hereby agrees to indemnify and save harmless the Lessor herein from any suits, judgments, claims or demands whatsoever, arising from or the result of Lessee's occupancy of said premises.

It is understood and agreed that in the event the Lessee herein is adjudicated bankrupt or is placed in the hands of a receiver, or makes an assignment for the benefit of its creditors, or violates any of the terms and provisions of this lease, upon the happening of either event, this lease shall terminate at the option of the Lessor.

It is understood and agreed that this lease was negotiated by E. Roy Stone Company and said company, as compensation for its services, shall receive a sum equivalent to five