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accordance therewith, may not assign this Lease or sublet all or any portion of the leased premises.

VII.

It is agreed and understood that if the said premises, or any part thereof, shall become vacant during said term, the Lessor or his representative may reenter the same without being liable to prosecution therefor and may relet the said premises as the agent of said Lessees and receive the rent thereof, applying the same first to the payment of such expenses as the Lessor may be put to in re-entering and then to the payment of the rent due under this Lease, the balance, if any, to be paid over to the Lessee, who shall remain liable for any deficiency.

VIII.

It is agreed and understood that the Lessees shall and will keep the inside of said premises in good order and repair during the term aforesaid, and, upon failure to do so, the Lessor shall have the right to give notice in writing to the Lessees, mailed to the Lessees by registered mail, addressed to the demised premises, specifying the repairs that the Lessees may have failed to make and in the event that the Lessees shall fail to make the same within thirty (30) days from the date of the mailing of such notice, the Lessor shall have the right to make such repairs and to add the amount of the cost thereof to the rent due hereunder on the first day of the month following the date of the repairs and the cost of such repairs shall be and shall constitute such rent together with the rent above provided for.

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IX.

It is further agreed and understood that the Lessees agree to be responsible for, to relieve, and to indemnify and hold harmless the said Lessor from all liability by reason of any loss, damage or injury to any person or thing which may arise from any cause whatsoever on or beneath the said premises and/or laterally thereto or