

(7) The Lessee shall maintain the premises in good condition, and the Lessor shall have the right to enter and inspect said premises at all reasonable times.

(8) Upon the expiration of this Lease, the Lessee shall have the right to remove from the premises all personal property and equipment not constituting permanent fixtures and improvements, provided all accrued rent has been paid to date.

(9) Should the Lessee fail to pay any installment of the rent provided herein within fifteen (15) days after the same shall become due, or fail to perform any of the covenants herein contained, the Lessor may at its option either declare the rental for the entire term due and payable immediately and proceed to collect the same or may declare this Lease terminated and take possession of the premises, collecting the rental up to the time of retaking.

(10) The Lessor shall provide adequate hazard insurance with extended coverage on said buildings, and the Lessee shall provide an owner-landlord-tenant liability insurance policy with coverage in the amount of \$25,000.00 for one person and \$50,000.00 for more than one person, the same to protect the parties hereto from any claim for damages to property and injuries to persons incurred in, on or about the premises herein described.

(11) The Lessor shall have the right and option to declare this Lease terminated and take possession of the premises in the event the Lessee either declares bankruptcy, is placed in receivership or makes an assignment for the benefit of creditors.