

shall each pay one-half of all taxes due against the real estate. The Lessee shall pay all taxes levied against the improvements placed on the premises.

In the event the Lessee shall fail to pay the rental when due or the taxes and assessments against the premises chargeable to the Lessee when due, or in the event the Lessee goes into voluntary or involuntary bankruptcy or receivership or make a general assignment for the benefit of creditors or files or has filed against it a petition pursuant to any State or Federal law for the extension of their debts or for an arrangement or reorganization, or if any of said actions enumerated above occurs with respect to either of the Lessees, then and in any one such event, the Lessor may, after giving ten (10) days written notice by registered mail of his intention to do so, either (a) declare the full rental price for the entire term immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent (this provision being supplemental to and not in lieu of the lien created in favor of the Lessor by statute) or to recover damages for the breach of said covenants, or (b) declare this Lease terminated and take possession of the demised premises and thenceforth hold the same free and clear from any claim or right of the Lessee, their heirs successors and assigns, but with the right, nevertheless, of the Lessors to recover from the Lessee any past-due rentals.

If in excess of twenty-five (25%) percent of the property covered by this Lease is taken for public or quasi-public use by condemnation proceedings, or by joint conveyance of the Lessor and Lessee for such use, this Lease shall be automatically cancelled.

The Lessee agrees to hold the Lessor harmless from any and all liability as a result of the occupancy by the Lessee, their heirs or assigns.

The Lessor warrants that he is the owner of an undivided one-half fee simple interest in the premises and that his interest is free of liens and encumbrances.

The Lessor shall put the Lessee in possession of the demised premises and covenants and agrees that during the continuance of this Lease the Lessee shall have quiet possession and enjoyment of the premises.