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in or upon the said leased premises. It is further agreed that the Lessee will carry insurance, in such amount and with such companies as may be approved by the Lessors, protecting and indemnifying the Lessors from any and all liability for such damage or injury.

10. In the event that the property described herein is, without the fault of the Lessee, damaged by fire or other casualty to such an extent that it is rendered untenable the rent will be abated or reduced for the period that said property is unfitted for occupancy and, if the damage occurs in the first seven years of the Lease, the Lessors will restore or rebuild the building within a reasonable time. If the property should be totally destroyed or, if such damage should occur during the last three years of this Lease, the Lease may be terminated at the option of the Lessors or Lessee.

11. If the Lessee shall be adjudicated bankrupt, or if a Receiver be appointed for the property of the Lessee, or if he shall take or attempt to take the benefit of insolvency acts, statutes or laws now in force, or hereafter enacted, or shall make or attempt to make any assignment of property for the benefit of creditors, or if the interest of the Lessee under this Lease shall be levied upon by legal process, then and in that event this Lease shall terminate at once without notice of any kind to the Lessee or other persons, if the Lessors shall so elect, unless the said Lessee shall, before the Lessors exercise their option and right to terminate this Lease, give to the Lessors such security, satisfactory to the Lessors, as will fully guarantee the carrying out of the terms of this Lease and the payments therein provided.

12. In case the property above described and the subject of this Lease shall be deserted or vacated, or if any default shall be made by the Lessee in any of the monthly payments herein

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