

TERMS HEREOF, AND IF SUCH DEFAULT SHALL CONTINUE FOR A PERIOD OF TEN (10) DAYS AFTER THE LESSOR SHALL HAVE GIVEN THE LESSEE NOTICE OF SUCH DEFAULT, THE LESSOR MAY RE-ENTER AND TAKE POSSESSION OF SAID PREMISES, WITHOUT PREJUDICE TO OTHER REMEDIES OF THE LESSOR.

7. AT THE EXPIRATION OR TERMINATION OF THIS LEASE THE LESSEE SHALL VACATE THE PREMISES AND SHALL DELIVER UP THE SAME TO THE LESSOR IN AS GOOD CONDITION AS THEY WERE AT THE BEGINNING OF THIS LEASE, REASONABLE WEAR, TEAR, FIRE AND OTHER UNAVOIDABLE CASUALTIES EXCEPTED.

8. DURING THE TERM OF THE LEASE THE LESSEE SHALL HAVE THE RIGHT, WITH THE APPROVAL OF THE LESSOR, TO SUB-LEASE ALL OR ANY PART OF THE LEASED PREMISES, AND SUCH APPROVAL WILL NOT BE UNREASONABLY WITHHELD BY THE LESSOR.

9. IN THE EVENT THE PREMISES IS SUBLEASED THE SUBLESSEE MUST COVENANT AND AGREE THAT IT WILL SAVE HARMLESS AND INDEMNIFY THE LESSOR AND SUBLESSOR'S LANDLORD FROM AND AGAINST ALL LOSS, LIABILITY, OR EXPENSE THAT MAY BE INCURRED BY REASON OF ANY ACCIDENT WITH ANY MACHINERY, EQUIPMENT, PASSAGEWAYS, ALLEYS, ELEVATORS, GAS OR WATER, OR OTHER PIPES, OR FROM ANY DAMAGE, NEGLIGENCE, OR MISADVENTURE TO PERSONS OR PROPERTY, ARISING FROM OR IN ANY WAY GROWING OUT OF THE USE, MISUSE, OR ABUSE OF THE PREMISES HEREBY LEASED.

10. THE LESSEE AGREES THAT IT WILL AT ITS OWN COST AND EXPENSE OBTAIN AND MAINTAIN PUBLIC LIABILITY INSURANCE DURING THE TERM OF THIS LEASE, OF NOT LESS THAN FIFTY THOUSAND AND NO/100 (\$50,000.00)

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