

cease until said leased property is again ready and suitable for use by the Lessee. Provided, however, that in the event of total destruction of all the property leased herein by any of the aforesaid perils, this lease shall be terminated and the policy proceeds shall be payable to the Lessor and the Lessee as their respective interests may appear. The parties further agree that, in the event the building in which said leased property is located is damaged or destroyed by fire or other peril, the rent provided for above shall be abated and cease until said building is again ready and suitable for occupancy and use by the Lessee, irrespective of whether the property leased herein was destroyed or damaged at such time.

5. The Lessor hereby covenants and warrants that it holds an absolute title free and clear of any encumbrances or lien to the property leased herein and that it will defend, indemnify, and hold harmless the said Lessee from any and all claims of whatsoever kind and nature against said property.

6. The Lessee agrees at its expense to keep said leased property in good condition and repair and shall deliver up said property to the Lessor at the expiration of this lease or any extension thereof in good order and condition, ordinary wear and tear exempted.

7. The Lessee, may at its own expense make such normal modifications and alterations to said leased property as the Lessee may desire in keeping with the Lessee's business as stated herein. Lessee shall make no major structural modifications or changes except upon the written consent of the Lessor.

8. In the event of bankruptcy of the Lessee, or in the event that the Lessee should be placed in the hands of a receiver, or should the Lessee make an assignment for the benefit of creditors, the Lessor, at its option, may declare this lease immediately terminated and may take possession of said leased property.

(Continued on Next Page)