

or other utilities as may be necessary or desired by the Lessee shall be furnished by the Lessee at its own expense and the Lessor shall in no way be responsible for any of the charges for such services and utilities, SUBJECT, HOWEVER, to the obligations of the Lessor hereunder for repair and maintenance.

It is further agreed by and between the parties hereto that if at any time during the term of this lease the Lessee herein shall be placed in the hands of a receiver or offer any plan or make any assignment for the benefit of creditors, or be decreed insolvent or bankrupt by any Court, Federal or State, of competent jurisdiction, or make any involuntary assignment of this lease, the Lessor may, at its option, terminate this lease, exercise of such option to be evidenced by notice to that effect served upon the assignee or receiver, trustee or other person in charge of the liquidation of the property of the Lessee, its successors and assigns, but such termination shall not release or discharge any payment of rent payable hereunder and then accrued or any liability then accrued by reason of any agreement or covenant herein contained on the part of the Lessee, its successors and assigns.

JSM,
M.M.M. If thirty percent (30%) or more of the property leased hereby shall be taken by public or quasic-public authority under any power of eminent domain, the Lessee shall, for a period of ninety (90) days after such taking, have the right to terminate this lease with rent accrued to the date of termination only.

In case of the destruction of the building situate

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