

11. Lessee agrees to indemnify and save harmless the lessor from any and all claims and demands for injury or damage to any person which may be asserted or made against the lessor arising out of the negligence of the lessee, its agents or employees, or the breach of any duty of the lessee arising out of this lease. Lessor shall have the right to enter in and upon the premises during reasonable business hours for the purpose of examining and inspecting the same, and, at any time within six months prior to the expiration of the term of this lease, provided no renewal or extension of this lease has been made, lessor shall have the right to place on the premises "For Sale" and/or "For Rent" signs or other similar signs, and shall have the right to show such premises to prospective tenants or purchasers and such authority shall extend to duly authorized agents of lessor. Such signs and/or display to prospective tenants or purchasers shall not be done in such a way as to interfere with any operation of the business of the lessee.

12. In the event lessee liquidates its business and its business is discontinued, or in the event lessee goes into voluntary or involuntary bankruptcy or receivership, or makes a general assignment for the benefit of creditors, or files or has filed against it and not dismissed within 60 days a petition pursuant to any federal or state law for the extension of its debts or for any arrangement or reorganization, then in any one of such events, lessor may, after giving ten days notice by registered mail of her

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