

damages to property, caused by, arising from or in any manner connected with the exercise of any right granted or conferred hereby, or the use, maintenance, operation or condition of the station or the business there conducted by Lessee, its agents, servants, employees, subcontractors, subtenants, etc., or by other persons or corporations which seek to hold Lessor liable.

INSPECTIONS

6. Lessor may enter the premises at reasonable hours; to exhibit same to prospective purchasers or tenants; to inspect premises to see that Lessee is complying with all his obligations hereunder; and to make repairs required of Lessor under the terms hereof or repairs to any adjoining space.

DEFAULT REMEDIES

7. In the event: (a) the rent specified in Paragraph 2 is not paid at the time and place when and where due; provided, however, that ten (10) days written notice of this failure to pay the rent will be given to the Lessee by the Lessor at its proper place of business at 864 West Peachtree Street, Atlanta, Georgia; (b) the leased premises shall be deserted or vacated; (c) the Lessee shall fail to comply with any term, provision, condition, or covenant of this lease, other than the payment of rent, or any of the Rules and Regulations now or hereafter established for the government of this building, and shall not cure such failure within ten (10) days after notice to the Lessee of such failure to comply; (d) any petition is filed by or against Lessee under any section of chapter of the National Bankruptcy Act as amended; (e) Lessee shall become insolvent or make a transfer in fraud of creditors; (f) Lessee shall make an assignment for benefit of creditors; (g) a receiver is appointed for a substantial part of the assets of Lessee; (h) the Leasehold interest is levied on under execution-in any of such events, Lessor shall have the option to do any of the following in addition to and not in limitation of any other remedy permitted by law or by this lease:

(1) Terminate this lease, in which event Lessee shall immediately surrender the premises to Lessor, but if Lessee shall fail to do so, Lessor may, without further notice and without prejudice to any other remedy, Lessor may have for possession or arrearages in