

(8) The Lessee agrees that he will not sublet or assign this lease, or any portion of the leased premises, except upon the written consent of the Lessor.

(9) The Lessee agrees to make no repairs, improvements or alterations to the premises of a structural nature, without first having obtained written consent from the Lessor.

(10) It is understood and agreed that the Lessor shall not be liable for any loss, damage or injury to property or persons, or for the death of persons, caused by any acts, omissions or negligence of the Lessee, his servants, agents or invitees while upon the premises. The Lessor shall at all times during the term of this lease be held free and harmless by the Lessee from any and all liability in complaints on damages by reason of any injury to any person or property while in or upon the leased premises or by reason of any injury to any person or property either on or off of the leased premises resulting from the use of the leased premises by the Lessee. The Lessor further agrees to be liable for the reasonable damage to any property of the Lessor caused by the negligence of the Lessor's servants, employees, agents or invitees, excluding normal wear and tear, and to pay the same upon demand by the Lessor, or to have the same repaired with the same quality of materials and workmanship at the Lessee's expense.

(11) It is understood and agreed that in the event any installment of rent herein reserved shall become past due and unpaid for a period of sixty (60) days from the due date herein provided, or in the event the Lessee shall be adjudicated bankrupt, either voluntarily or involuntarily, or makes an assignment for the benefit of his creditors, or in the event a receiver is appointed for the Lessee's property or business,

(Continued on next page)