

period of thirty (30) days after written notice of such default from the Lessor, the Lessor may, at its option, immediately terminate this lease and take possession of the premises.

9. If the Lessor, after written notice from the Lessee, shall fail or refuse to perform its covenants and agreements contained herein, the Lessee may, at its option, make the necessary repairs and deduct the same from the next rental payments due to the Lessor.

10. In the event that the Lessee goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of its property for the benefit of creditors, or files a petition pursuant to any State or Federal law for the extension of its debts, or if any inventory or fixtures and equipment located upon the leased premises should be seized under attachment, execution or other process and such attachment, execution or other process be not vacated and such property released within ninety (90) days, then the Lessor shall have the right, at its option, with written notice, to terminate this lease immediately and to enter the premises and take possession thereof.

11. Throughout the term of this lease, the Lessee shall pay all premiums for insurance coverage on the leased property, including fire and windstorm insurance, in such amounts and with such companies, as the Lessor shall determine to be necessary to adequately insure the leased property against usual hazards. In addition, the Lessee shall pay all taxes and assessments upon the leased property, and upon the buildings and improvements thereon, which are assessed during the lease term.

12. The Lessor is hereby given the right and privilege, upon reasonable prior notice to the Lessee and during the Lessee's regular hours of business, to enter upon the leased premises to inspect the leased property.

13. At any time on or after May 1, 1970, but not later than the date herein fixed for the expiration of the term of this lease, if all terms of this lease have been fulfilled to the date of the exercise of the option hereinafter described, the Lessee shall have the right and privilege, at its option, to

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