

premises may be damaged or endangered; and the Lessee agrees to indemnify and save harmless the Lessor from any claim of any person for injury to life, person or property by reason of anything done or permitted to be done or suffered or omitted to be done by the Lessee in or about the premises. The Lessee shall maintain during the term of this Lease in full force and effect general liability insurance for his own protection and the protection of the Lessor against injuries, accidents or causes of action of every nature and kind whatsoever that may arise from the use and occupancy of the premises.

4. The Lessee agrees that if execution or other process be levied against the interest of the Lessee or if a petition in bankruptcy be filed against the Lessee or by the Lessee in a Court of competent jurisdiction, or if the Lessee shall make an assignment for the benefit of creditors, the Lessor shall have the right at his option to re-enter the premises and annul and terminate this Lease.

5. That if the Lessee shall breach the terms of this Lease and fail to correct said breach within ten (10) days after written notice thereof, the Lessor may at its option declare this Lease terminated and take immediate possession of the premises, collecting all rents up to the time of retaking possession, it being understood that this remedy is not exclusive but it shall be in addition to such other remedies as the Lessor may have under the laws of this State.

6. The Lessor covenants and agrees to install one (1) 15 foot by 12 foot overhead sliding door at the Lessor's expense. Said door to be installed on the southeasterly side of said building and the awning covering presently situate at the existing door to be removed. It is further understood and agreed that should the Lessee desire to have an additional door installed on the northwesterly side of the building, the Lessor will install said door provided at the time of the said installation, the Lessee will