

(f) The Lessee agrees to defend and hold the Lessor harmless from any and all claims, demands and suits of every kind and nature arising from or in any way related to the use and/or occupancy of the leased premises during the term of this lease.

THE LESSEE AND LESSOR do hereby mutually covenant and agree as follows:

Should the Lessee fail to pay any rental installment herein provided within thirty (30) days after the same shall become due or fail to perform any of the covenants and agreements contained herein, and such failure to pay or perform shall continue for a period of thirty (30) days after receipt by the Lessee of written notice thereof, the Lessor may, at its option, declare the full amount of the balance of said unpaid rent immediately due and payable, or Lessor may declare this lease terminated and take immediate possession of the leased premises, collecting the rental up to the time of the retaking of repossession, or Lessor may pursue any and all other remedies available to him.

THE LESSEE will not permit any mechanic's or materialman's or other lien to stand against the leased premises for any labor or material furnished the Lessee in connection with work of any character performed on the demised premises by or at the direction of the Lessee and the Lessor will not permit any such lien for work or material furnished the Lessor to stand against said premises. However, the Lessor and the Lessee, respectively, shall have the right to contest the validity or amount of any such lien; but upon the final determination of such question, the party whose actions gave rise to such lien shall immediately pay any judgment rendered against it with all proper costs, charges and expenses incurred and shall have the lien released at its own expense; PROVIDED, however that should the Lessor allow any lien, herein

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