

days, then in either or all of said events, this lease shall terminate at the option of the Lessor. In the event that the Lessee shall fail and neglect to perform any of the covenants and agreements herein contained and is notified of said failure or neglect in writing by the Lessor and shall not have taken proper corrective measures within fifteen (15) days after said notice, the Lessor may terminate this lease without further notice.

The Lessor shall not be liable for any injury or damage to any property or persons at any time in or on said premises from any vices or defects of the leased premises or from any accident in and about said premises. Lessee shall give prompt written notice to Lessor of any accident occurring on such premises. Lessee further agrees to take out and keep in force and effect public liability insurance in an amount satisfactory to the Lessor which shall name the Lessor as an additional insured covering the leased premises and the use thereof.

The Lessor agrees to pay and be responsible for property taxes on the leased premises, provided, however, that in the event improvements are constructed on the premises by or at the request of the Lessee, then the Lessee shall be responsible for any increase in property taxes attributable to such improvements and the same shall be paid to the Lessor by the Lessee as additional rentals under this agreement.

The Lessor hereby warrants that the Lessee, upon the payment of the rent herein reserved and upon the performance of all the terms of this lease, shall at all times during the lease term and during any extension or renewal term peaceably and quietly enjoy the leased premises without any disturbance from the Lessor or from any other person claiming through Lessor.

This lease agreement executed in duplicate merges all understandings and agreements between the parties hereto with respect to the leased premises and shall constitute the entire lease agreement. Said lease agreement shall not be changed or modified except upon the written consent of the Lessor and the Lessee, which written consent shall be executed in