

harmless from any claims of any nature that may be caused by the Tenants occupancy of the premises during the lease or any renewals thereof.

7. TAXES, INSURANCE, UTILITIES: All property taxes, insurance premiums (the Tenant hereby agreeing to insure the improvements against loss by fire or other casualty in an amount satisfactory to Landlord,) and all utilities of every nature shall be paid by Tenant, it being understood that the rental paid by the Tenant to the Landlord shall be a net figure without any deductions.

8. DAMAGE TO BUILDING: Should the building be destroyed or so damaged by fire or other casualty to be unfit for occupancy, or should it be so damaged that the same cannot be repaired within ninety days' of such injury, then this lease may be terminated by the election of either party giving written notice thereof to the other party. But should the premises be repairable within ninety days from such damage, the Landlord may enter and repair the same and the rent shall not be charged against Tenant while repairs are being made, but said rent shall recommence after said repairs shall be completed. Should the premises be only slightly injured by a casualty so as to allow Tenant to continue to occupy the same, Landlord agrees to repair the premises as quickly as possible and in that case, the rent shall continue while said repairs are made. The Tenant shall immediately notify the Landlord in case of fire or other casualty.

9. ASSIGNMENT: This Lease shall not be assigned, nor shall the premises or any part thereof be sublet without the written consent of the Landlord.

10. DEFAULT: It is mutually agreed that if any installment of rent be past due and unpaid by the Tenant for a period of fifteen days', or in violation of any of the terms in conditions of this Lease which is not corrected within thirty days after written notice by the Landlord to the Tenant, or should the Tenant, its successors or assigns, become insolvent, be placed in bankruptcy or receivership pursuant to any state or federal laws, then, and in any one of such events, the Landlord may, at its option, either:

(a) Declare the full rental price for the entire term immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent ~~or~~ to recover damages for the breach of said covenants; or