

7. The Tenant shall not sublet or assign this lease, without the written consent of the Landlord, but it is agreed that the Landlord's consent shall not unreasonably be withheld.

8. Landlord shall carry adequate insurance on the building, and should it be damaged or destroyed by fire, or other casualty, the Landlord shall promptly repair and restore the building to its former condition, whereupon this lease shall continue in force, and the rent shall be abated to the Tenant in proportion to the extent to which any portion or all of the premises are rendered unfit for use.

9. The Landlord warrants that it is seized of the above described premises in fee simple, and that it has the right to lease them as herein provided, and that it will defend the title against all claims of all persons whomsoever.

10. In the event the Tenant, its successors, or assigns, goes into bankruptcy, voluntarily or involuntarily, 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 its stock of goods, wares and merchandise located on the leased premises should be seized under attachment, execution or other process, and such attachment, execution or other process be not vacated or such property released within ninety days, then and in such event, the Landlord shall have the right, at her option, to immediately terminate this lease, whereupon the full rental for the whole term of the unexpired lease shall be immediately due and payable, and the Landlord may enter the demised premises and take possession thereof, and resort to any legal remedies prescribed by law for the enforcement or collection of the entire rent, or to obtain possession of the leased property.