

any person, firms or corporations designated by Lessor, and Lessee as insured, and shall contain a clause that the insurer will not cancel, fail to renew, or change the insurance without first giving the Lessor ten (10) days prior written notice. The insurance shall be in an insurance company approved by the Lessor and a copy of the policy or a certificate of insurance shall be delivered to the Lessor. If Lessee fails to comply with such requirement, Lessor may obtain such insurance and keep the same in effect and Lessee shall pay the Lessor the premium cost thereof upon demand as additional rent.

ARTICLE VIII. RIGHTS OF PAYMENT UPON DEFAULT:

The Lessee shall pay as rental, in addition to the rental herein reserved, any and all sums which may become due by reason of the failure of Lessee to comply with all of the covenants of this Lease, including payments of taxes and insurance, and any and all damages, costs and expenses which the Lessor may suffer or incur by reason of any default of the Lessee, or failure on its part to comply with the covenants of this Lease, and also any and all damages to the demised premises caused by any act or neglect of the Lessee, its agents, employees or invitees.

ARTICLE IX. DEFAULT:

If the Lessee shall continue in default in the payment of any rent reserved hereunder for a period of fifteen (15) days after notice of such default has been given to Lessee, or if the Lessee shall default in the performance of any other of the terms, conditions or covenants contained in the Lease to be observed or performed by it and the Lessee does not remedy such default within thirty (30) days after written notice thereof or does not within such thirty (30) days commence such act or acts as shall be necessary to remedy the default and shall complete such act or acts promptly, or if the Lessee shall become bankrupt or insolvent, or file any debtor proceedings, or file in any court pursuant to any statute either of the United States or of any State a petition in bankruptcy or insolvency or for the reorganization or file or have filed against it a petition for the appointment of a receiver or trustee for all or substantially all of the assets of the Lessee and such appointment shall not be vacated or set aside

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