

demised. Lessee shall have peaceful and quiet use and possession of the leased premises and Lessor shall warrant and defend Lessee in such peaceful and quiet use and possession against the claims of all who may claim by, through or under Lessor. The Lessor further covenants and warrants that this Lease and the rights of the Lessee hereunder shall not be subject or subordinate to any mortgage on all or any part of the premises hereby demised and that the Lease and all rights of the Lessee hereunder shall be prior to and recorded ahead of any mortgage which may be placed on or affect all or any part of the premises hereby demised.

10. In the event that the Lessee defaults in the payment of any installment of rent, or 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, then and in such event, the Lessor shall have the right at its option to immediately terminate this Lease, whereupon the full rental price for the unexpired term of the Lease together with the payments to be made under Paragraph 6 hereof shall be immediately due and payable and Lessor 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 demised premises.

11. If the leased premises, or a substantial part thereof sufficient to render the remainder unsuitable for the purpose of the Lessee, are taken under the power of eminent domain then this Lease shall forthwith terminate. If such taking shall not render the premises unsuitable for the purposes of the Lessee, a just and equitable portion of the rent shall be abated and this Lease shall continue in full force and effect. Any award of damages for any taking under such power shall be paid to the Lessor and the Lessee shall have no claim or interest therein.