

deemed to be exclusive of the other or any other right, remedies or options as are now or may be hereafter allowed by law or equity.

Section 17.02 If the Tenant fails to perform any of its obligations hereunder Landlord may perform the same and may enter the demised premises if necessary for such purpose and may charge the cost thereof with interest at the rate of thirteen percent (13%), from the date of performance of such obligation. Any such sums, together with such interest, shall constitute additional rent hereunder and shall be due and payable simultaneously with the next installment of monthly rent.

Section 17.03 Landlord or Tenant, as the case may be, shall have the right of injunctive relief, in the event of any breach or threatened breach of any of the terms hereof.

ARTICLE XVIII - TENANTS OBLIGATIONS

Section 10.01 (a) Tenant covenants and agrees that it will protect and save and keep Landlord forever harmless and indemnified against and from any penalty or damage or charges imposed for any violation of any law or ordinance, whether occasioned by the neglect of Tenant or those holding under it, and that Tenant will at all times protect, indemnify and save and keep harmless the Landlord against and from all claims, loss, cost, damage or expense arising out of or from any accident or other occurrence on or about the demised premises causing injury to any person or property whomsoever or whatsoever, and will protect, indemnify, save and keep harmless the Landlord against and from any and all claims and against and from any and all loss, cost, damage or expense arising out of any failure of Tenant in any respect to comply with and perform all the requirements and provisions of this Lease.

(b) Tenant agrees that, at its own cost and expense, it will procure and continue in force comprehensive general liability insurance on an occurrence basis covering any and all claims for injuries to persons occurring in, upon or about the demised premises, including any period during which Tenant is engaged in making any repairs or alterations to the demised premises and including all damage from signs, glass, awnings, fixtures or other appurtenances now or hereafter erected by, on or about the demised premises during the term

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