5. Landlord shall be responsible for and pay all ad valorem taxes on the real estate herein described and improvements thereon during the term of this Lease. Tenant shall pay any increase in such taxes occurring after 1975.

6. During the term of this Lease, Landlord shall keep the building and improvements on the leased premises adequately insured against loss by fire or other casualty. Tenant shall hold Landlord harmless from any claim, demand or suits connected with or arising from the use of the premises or the building. Tenant shall maintain its own insurance on all building contents and leasehold improvements made by it.

7. In the event the demised premises are destroyed or damaged by fire or other casualty, the rent herein provided shall be proportionately reduced until said premises have been restored.

8. In the event of failure of the Tenant to pay the rental when due, or in the event the business of the Tenant is discontinued or the premises vacated before the expiration of this Lease, or the Tenant goes into voluntary or involuntary bankruptcy or receivership or makes a general assignment for the benefit of creditors, or files or has filed against it a petition pursuant to any federal or state law for the extension of its debts, or for an arrangement, then, and in any one of such events, the Landlord may, after giving ten (10) days' written notice by registered mail, of its intention to do so, 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 (this provision being supplemental to and not in lieu of the lien created in favor of the Landlord by statute), or to recover damages for the breach of such covenants, or (b) declare this Lease terminated and take possession of the demised premises and thenceforth hold the same free and clear of any claim or right of Tenant, its successors and assigns, but with the right, nevertheless, of Landlord to recover from the Tenant any past due rentals.

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