

6. Indemnity. (a) Tenant shall store its property in and shall occupy all portions of the premises at its own risk, and release Landlord, to the full extent permitted by law, from all claims of every kind resulting in loss of life, personal or bodily injury or property damage;

(b) Landlord shall not be responsible or liable at any time for any loss or damage to Tenant's merchandise, equipment, fixtures or other personal property of Tenant or to Tenant's business;

(c) Tenant shall give prompt notice to Landlord in case of fire or accidents in the premises; and,

(d) Landlord expressly agrees to carry insurance upon the warehouse in question during the term or terms of this lease in sufficient amounts to cover said warehouse facility against loss or damage by fire, lightning and such perils as are comprehended within the term "extended coverage."

7. Landlord's Covenants. The Landlord covenants and agrees:

(a) That it has the right to enter into this lease and that it will put the Tenant in actual possession of the leased premises at the beginning of the aforesaid term of that said Tenant, so long as it pays the rent and performs the covenants on its part herein set out, shall and may peaceably and quietly have, hold and enjoy the leased premises for the full term hereof;

(b) That it will, at its expense, keep the roof in good repair;

(c) That it will promptly restore any damage done to the leased premises by fire or other casualty;

(d) That if the leased premises shall be wholly or partially destroyed or damaged by fire, or other casualty, this lease shall not be terminated, but Landlord shall rebuild and restore said premises within a reasonable time and the minimum rent shall be abated proportionately until the leased premises shall have been restored;

8. Breach or Default. In the event Tenant shall be in default in the payment of rent hereunder and shall remain in default for a period of thirty (30) days, or otherwise shall breach any of the terms, conditions or obligations imposed upon it by this lease, and shall remain in default for a period of ten (10) days after notice from Landlord to Tenant of such default, Landlord shall have the right and privilege of terminating this lease and of declaring the same at an end and of enter-