

11) LIENS

The Lessee shall keep the demised premises free of any materialman's , mechanic's or other liens, and Lessee shall indemnify and save harmless Lessor against and from all costs, liability suits, penalties, claims and demands, including reasonable attorney's fees, resulting therefrom. The Lessee further agrees to furnish to Lessor a release by the general contractor of any rights he may have to file a mechanic's lien against the premises. The Lessee also agreed to furnish to the Lessor a list of all subcontractors and suppliers who will furnish construction materials and do work on the premises with the understanding that they will each be advised of the Lessor's interest in the premises and the fact that no mechanic's lien will attach to her interest in the premises.

12) DEFAULT CLAUSE

In the event of the failure of the Lessee to make any rental payment when due or to comply with any agreement or covenant herein made, and should the Lessee remain so in default for a period of forty-five (45) days after written notice thereof to the Lessee, or in the event that the Lessee is placed in voluntary or involuntary bankruptcy or receivership, or is placed in any sort of insolvency or reorganization due to insolvency proceedings under State or Federal law, then and in any of such events, the Lessor, at the Lessor's option, may (a) declare the full rental for the entire term immediately due and payable without prejudice to any other remedies in law or equity available to the Lessor, or (b) declare this lease terminated and take possession of the demised premises forthwith and thenceforth hold the same with the full right of the Lessor to recover from the Lessee all past due rents and any and all damages, including attorney's fees, caused the Lessor as a result of said default. Should the said term at any time be ended under the terms and conditions hereof, or any other way, the Lessee hereby covenants and agrees upon request of the Lessor to surrender and deliver up the said premises and property peaceably to the said Lessor immediately upon the termination of said term. In addition to the rights to terminate, and all other remedies set forth in this paragraph, the Lessor

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