

Lessor.

8. Ordinances. Lessees shall be responsible for complying with all governmental ordinances, rules and regulations in the operation of Lessees' business and the facilities which are hereby leased to Lessees.

9. Use. Lessees shall be entitled to use this property for the conducting of any lawful business and specifically for the use of commercial property.

10. Lessor Held Harmless. Lessees covenant and agree with Lessor that during the term of this lease, Lessees will indemnify and save harmless the Lessor against any and all claims, debts, demands or obligations which may be made against the Lessor or against Lessor's title in the premises, arising by reason of, or in connection with, any alleged act or omission of the Lessees or any person or persons claiming under, by, or through the Lessees; and if it becomes necessary for the Lessor to defend any action seeking to impose any such liability, the Lessees shall pay to Lessor all court costs and attorney fees incurred by the Lessor in effecting such defense in addition to any other sums which the Lessor may be called upon to pay by reason of the entry of a judgement against the Lessor in the litigation in which such claim is asserted.

11. Utilities. Lessees shall be responsible for all utilities on the demised premises in addition to the costs thereof.

12. Default. In the event Lessees default in any of the terms or conditions of this lease, Lessor shall have the right to proceed in any manner designed to protect his interests after ten (10) days written notice to Lessees. Lessees shall be responsible to Lessor for all collection costs, attorneys fees, court costs and other expenses incurred by Lessor in the protection of his interests under this Lease. Lessor shall also be obligated to pay Lessees any attorney fees, court costs or other expenses incurred by Lessees in enforcing the terms and conditions of this Lease provided Lessor is given ten (10) days written notice of his failure of compliance.

13. Creditors' Assignment or Bankruptcy. In the event that a Lessee, assignee or subsequent assignee voluntarily or involuntarily is adjudged bankrupt or insolvent, Lessor at his option may cancel the Lease and immediately take possession of the premises unless the Trustee or Lessees subsequently agree to keep current the rental consideration specified in this Lease.

14. Liability and Assignment. All persons heretofore designated as Lessees shall be jointly and severally liable for the terms and conditions contained in this Lease. While Lessees may assign or sublease their interest under this Lease, if such interest is assigned or subleased each Lessee's liability for the performance of any of the terms, conditions, covenants and agreements herein or in any related documents shall remain in full force and effect.