

any property from any acts or omissions resulting from the Lessee's occupancy and/or use of the leased premises. The Lessee shall obtain, pay for, and keep in force liability insurance in an amount of not less than \$100,000/\$300,000, in which the Lessors shall be named insureds, but such insurance shall not relieve the Lessee of its obligations stated in this paragraph. The Lessors shall be provided with a copy of such insurance policy or policies.

9. If any installments of rent shall be past due and unpaid by the Lessee for more than thirty (30) days, or if the Lessee shall breach any of the other provisions of this lease provided for it to observe and perform, and shall fail to pay rent or to correct said breach within fifteen (15) days after written notice thereof from the Lessors; or if the Lessee is placed in bankruptcy or receivership or makes a general assignment of its property for the benefit of creditors; or if the Lessee shall cease operations or vacate the leased premises; or if its property be seized under attachment, execution, or other process which is not vacated or released within twenty-one (21) days; then, and in any one of such events, the Lessors may, at their option, (a) declare the full rental for the entire term due and payable and may enter and take possession of the leased premises and resort to any remedies at law or in equity for the enforcement or collection of the rent payable under this lease or for the recovery or damages for the breach of said provisions, or (b) declare this lease terminated and thenceforth hold them free from any rights of the Lessee to use or occupy the leased premises; but the Lessors shall, nevertheless, have the right to recover from the Lessee any and all amounts which, under this lease, may be due and unpaid for the use of the leased premises.