

This Lease is made upon the express condition that the Lessor shall be free from all liabilities and claims for damages and/or suits for or by reason of any injury or injuries to any person or persons or property of any kind whatsoever, whether the person or property of the Lessee, his agents or employees, or third persons, from any cause or causes whatsoever, unless directly caused by the willful, wanton or negligent acts of Lessor, her agents or employees, while in or upon said premises or any part thereof during the term of this Lease or occasioned by any occupancy or use of said premises in any activity carried on by Lessee in connection therewith and Lessee hereby covenants and agrees to indemnify and save harmless the Lessor from all liabilities, charge, expenses (including attorney's fees) and costs on account of or by reason of any such injuries, liability claims, suits or losses however occurring or damages growing out of same.

ARTICLE XI

DEFAULT OF LESSEE

It is further understood and agreed that should any installment of rent be past due and unpaid for a period of thirty (30) days, or should the Lessee fail to perform any of the other terms of this Lease, then and in that event, the Lessor may at his option,