

make a general assignment for the benefit of creditors, the Lessor, at his option, may terminate this Lease, without notice, and thereupon Lessor or Lessor's agents and servants may immediately re-enter the leased premises and remove all persons and property therefrom.

8. In addition to the rental above reserved and as further and additional rental for said premises, Lessee shall assume and pay all property taxes, assessments or impositions of any nature which may be levied or assessed or which may accrue against said premises during the term, and also, to assume and pay the premium on such hazard insurance as shall be carried by the Lessor upon the premises during the term.

9. Lessor hereby agrees that Lessee has the right to sublet all or any part of the premises and to assign this Lease. Lessee shall not be relieved of any liability hereunder because of any such subletting or assignment, nor shall Lessee be relieved of liability by Lessor's acceptance of performance from an assignee or sublessee except to the extent of the performance made by such assignee or sublessee.

10. Lessee covenants that it will make no unlawful or offensive use of the premises during the term, and on the last day of the term, it will peaceably and quietly leave and surrender the demised premises.

11. Lessee covenants and agrees to indemnify and save Lessor harmless from any and all claims, demands, suits, actions, judgments and recoveries for or on account of damage or injury (including death) to the property or person of Lessee, his agents, servants, or other party or parties arising out of use and occupancy of said premises.