

re-leased or re-claimed by LESSORS in a reasonable effort to mitigate remaining rental damages.

REGULATION COMPLIANCE: LESSEE shall not allow or permit to be done on said premises anything which would render void or voidable or increase the premiums of any insurance covering said premises, shall not permit or allow to be done any acts that would injure the value of the demised property, and shall at all times abide by and operate in accordance with the laws and ordinances pertaining to the business in which the LESSEE is engaged.

NOTICE: In the event of default or violation of any provisions of this lease by LESSEE, LESSORS may notify LESSEE by written notice, certified mail, return receipt requested, and LESSEE must comply within said ten (10) days with the notice or demand of LESSORS and if not complied with, LESSORS may proceed with any legal action necessary to compel compliance with said notice for protection of LESSORS' interest.

In the event of the default of the LESSORS in carrying out any of the covenants imposed herein upon them after thirty days written notice from LESSEE to LESSORS to carry out the same, the LESSEE shall have the right to declare this lease terminated and to quit possession of the premises. The LESSORS covenant that the LESSEE shall be entitled to quiet enjoyment and possession of the premises during the term of this lease from the adverse claims of all persons whomsoever.

PROPERTY DAMAGE: The LESSEE is responsible for any and all damages resulting from attempted or successful break-in, robbery, theft, vandalism, etc., or any such occurrence.