

in writing of the other. Each party shall indemnify the other against any losses arising out of liens filed upon the property by workmen or suppliers participating in improvements or repairs to the leased premises undertaken by that party.

(g) Indemnification of Landlord by Tenant. Tenant agrees to indemnify and hold harmless Landlord against any and all liability which may result from use of the leased premises by Tenant.

(h) No Right to Sublease. Tenant shall not sublease the leased premises without the prior written approval of Landlord.

(i) Events of Default. The following shall be events of default:

(1) If Tenant shall fail to make payment of rent or other charges required to be paid by Tenant under this lease, within ten (10) days after the same shall become due and payable under this lease; or

(2) If Tenant shall default in the performance of any of the other terms, covenants, or conditions of this lease, and such default shall not have been remedied within twenty (20) days after written notice by Landlord to Tenant specifying such default and requiring it to be remedied; or

(3) If the leased premises shall be abandoned by Tenant or shall become vacant for more than thirty (30) days during the term; or