

defend the title against all claims of all persons whomsoever.

(8) In the event that the Lessee, its successors or assigns, goes into bankruptcy, voluntary or involuntary, is placed in the hands of a receiver or makes a general assignment of its property for the benefit of creditors or files a petition pursuant to any state or federal law for the extension of its debts, or if its stock of goods, wares, and merchandise located on the leased premises should be seized under attachment, execution, or other process and such attachment, execution, or other process be not vacated or such property released within sixty days, then and in such event, the Lessors shall have the right, at their option to immediately terminate the lease, whereupon the full rental price for the whole of the unexpired term shall be immediately due and payable and the Lessors may enter the demised premises and take possession thereof and resort to any legal remedies prescribed by law for the enforcement or collection of the entire rent or to obtain possession of the leased property.

THE LESSORS AGREE DURING THE TERM OF THIS LEASE:

(9) To pay all taxes, assessments or liens that may be made against, or levied upon said premises during the term of this lease.

(10) To keep the roof, walls, floors, and structural portions of said building in good repair. All changes, additions or improvements required by any legally constituted authority shall be made by the Lessors, and in event that the building is legally condemned, the Lessee shall have the right to terminate this lease on ten days notice.

(11) To lease no other store room in Lewis Plaza Community Shopping Center to any merchant for the operation of a 5¢-10¢-25¢-\$1.00 retail store.

THE LESSEE AGREES DURING THE TERM OF THIS LEASE:

(12) To pay the rent as stipulated above.