

belonging to Tenant or any other person, caused by fire or any breakage or leakage in any part or portion of the leased premises, or from water, rain or snow that may leak into, issue or flow from any part of the leased premises or from the plumbing works of the same.

Tenant hereby agrees to indemnify and save Landlord harmless from all liability for damage to any person or property arising from any kind of injury or damage to any person or property on account of the use or condition of the leased premises, including the sidewalk, or any of the fixtures, signs, equipment, stairways or entrances therein or thereto.

FORFEITURE OF TERM

In case Tenant shall fail to pay to Landlord the rent or other sums payable hereunder to Landlord as and when due and payable hereunder and such defaults shall continue for a period of fifteen days after written notice thereof shall be given by Landlord to Tenant, or in case the Tenant shall fail to comply with any provision or condition of this lease on its part to be kept and performed, other than those requiring the payments of rents or other sums, and such default shall continue for a period of thirty days after written notice thereof shall be given to Tenant by Landlord, specifying the nature of the alleged default, then upon the happening of any such even the term hereof at the option of the Landlord, to be evidenced by written notice received from Landlord, shall cease and determine and from thenceforth it shall and may be lawful for Landlord to re-enter the premises leased and the same to have again, repossess and enjoy. Landlord shall not be entitled to recover possession of the leased premises or to take any other action for the purpose of terminating this lease or recovering such possession based on any alleged default by Tenant hereunder unless Tenant shall be notified in writing of such alleged default and shall fail to rectify or cure the same within the respective periods above mentioned.

Notwithstanding the foregoing, in case the default complained of shall be of such a nature that the same cannot be rectified