

possession and all other formalities connected with the re-entry by the Lessors is waived expressly hereby in the event of such default and the obligation of the Lessee hereunder shall not cease and the Lessee shall be liable for any loss or damage to the Lessors for failure to comply with the terms hereof. In the event the Lessors obtain possession of the premises under the terms of this paragraph, the Lessors shall forthwith and diligently, without expense to the Lessee, make every effort to rent the premises in whole, or in component parts aggregating the whole, for at least as much monthly rent as is provided in this lease, and the Lessee shall be liable only for any loss of rent.

12. If the Lessee shall hold over beyond the term of this lease or any renewal or extension thereof, the occupancy of the Lessee subsequent to the expiration of the lease term or renewal or extension thereof shall be from month to month and shall not be considered as a renewal or extension of this lease.

13. The Lessors shall have the right to terminate this lease if any proceedings, whether voluntary or involuntary, are instituted for the dissolution, receivership or bankruptcy of the Lessee or because of the insolvency of the Lessee or if all the business conducted by the Lessee becomes subject to the jurisdiction of any receiver, court, trustee or other judicial official.

14. The Lessors agree to pay all ad valorem taxes levied and assessed against the leased premises by any town, city, county or other governmental authorities during the lease term.

15. The Lessors agree during the lease term to maintain and keep in good repair the roof, downspouts and exterior walls of