

term of this Lease adequate liability insurance to protect both himself, the Lessors, and the premises in the event of any accident occurring on or around the premises.

(10) In the event that the facility is closed and can no longer be operated because of the happening of some contingency beyond the power of either the Lessors or Lessee to control, then this Lease will be automatically and immediately terminated and the property will revert to the Lessors and the Lessors and Lessee agree that at that time there will be an accounting of net income and a rental based upon net income for the period of time elapsed under this Lease will be agreed upon by the parties.

(11) Lessee agrees that the operating hours of the facility will begin not earlier than 8:00 A. M. in the morning and end not later than 10:00 P. M. at night; and Lessee further agrees and covenants that there will be no alcoholic beverages sold or allowed to be consumed on the premises.

(12) If any legal proceeding by way of attachment or otherwise be brought against the interests of either party to this Lease, then this Lease will automatically and immediately terminate and there will be an accounting as provided for in Paragraph (10) as to the rent then due and payable.

(13) The Lessors covenant and agree that on paying the rents and observing and keeping the covenants and provisions of this Lease, the Lessee shall lawfully, peaceably and quietly hold and occupy the demised premises during the demised term with hinderance, objection, or molestation.

(14) It is expressly understood and agreed that in case the demised premises shall be deserted or vacated, or if default be made in the payment of the rent or any part thereof, or if there be any default or violation of any of the terms, conditions or provisions of this Lease, Lessors may, at their option, at any time thereafter, terminate this Lease and the term hereof, on giving to the Lessee ten (10) days notice in writing of their intention to do so. Thereupon this Lease and the term thereof shall expire and come