

ordinance or statute, respecting maintenance of the premises.

(f) The Lessee and all of its sub-lessees agree to indemnify and save harmless the Lessor from and against all claims, demands, injuries and/or expenses by reason or any accident, damage or loss to anyone occurring on or about the leased premises.

(g) The Lessee agrees that it will insert in any and all subleases and all agreements with sub-lessees the provisions of sub-paragraph (f) of this Paragraph.

XII. LESSOR'S COVENANTS

During the term of this Lease, Lessor covenants and agrees that Lessee shall:

(a) Have the peaceful and quiet enjoyment of the premises and be free from any interference by the Lessor, excepting that Lessor shall have the right to inspect the premises at reasonable times.

(b) Under all applicable laws and regulations, Lessee shall have the right to use the premises for the operation of wholesale and retail sales of goods, wares, merchandise, food, beverages and groceries and all kindred items, but not for the sale of any alcoholic beverages.

XIII. DEFAULT

In the event that the Lessee shall:

(a) Fail to pay any installment or rent or any part thereof when the same shall be due or fail to correct such default within ten (10) days of a written notice of such default, or

(b) Fail to pay taxes or other charges before the same shall become delinquent or discharge any liens after the same have been finally adjudicated, or

(c) Use or allow to be used the premises for any purpose or in any manner violative of any of the terms of this Lease, or

(d) Fail to comply with and/or perform any term or condition of this Lease, or

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(e) Make an assignment for the benefit or voluntarily become the subject of any proceeding for the appointment of a receiver or trustee to take charge of its affairs, whether in or out of court, or file any petition in bankruptcy or in any State Court where it desires to be adjudicated bankrupt or ask for composition or extension of its indebtedness or if it take

Handwritten notes:
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L.W.
B.S.P.

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