

attorneys fees, expenses and liabilities incurred in or about any such claim or any action or proceeding brought therefor. In this connection, Lessee may at his option purchase public liability insurance in such amounts as he may deem advisable for his own protection and for the protection of Lessors.

7) Lessee shall not have the right to assign this Lease nor sub-let all or any portion of the leased premises.

8) Lessee further covenants and agrees that at the termination of this Lease he will deliver up said premises together with the fixtures and equipment therein contained in as good a condition as they shall have been at the beginning of the term, natural wear and tear along excepted. If the business is discontinued or the premises vacated for any reason prior to the expiration of this Lease, then the whole of the unexpired term shall become immediately due and payable. Destruction of the premises by fire or other casualty shall terminate this Lease at the option of Lessors. In the event of bankruptcy or receivership of Lessee or should Lessee make any assignment for the benefit of creditors Lessors may at their option declare this Lease immediately terminated and take possession of the premises.

9) Should any installment of rent not be paid within ten days of the date when due, Lessors may either [a] declare the full rental for the full term immediately due and payable and resort to any legal or equitable remedies to which by law Lessor may be entitled for the collection of rent, or [b] at Lessor's option, declare this Lease terminated and enter and take possession of the leased premises holding the same free of any right or Lessee, his successors, heirs and assigns and to use same with the right to recover of Lessee any and all rents then due and unpaid up to the time of said taking.

10) This Lease Agreement contains all of the agreements and conditions made between the parties hereto and may not be modified orally or in any manner other than by Agreement in writing signed by all parties hereto or their respective successors in interest.

11) All the provisions herein contained shall bind and inure to the benefit of the parties hereto, their heirs, executors, administrators,