

agrees to carry liability insurance protecting herself and the Lessors from any such liability and to deliver to Lessors a certificate of such insurance, such insurance to be in the minimum amount of \$100,000.00 for any one person, \$300,000.00 for any one accident and \$25,000.00 property damage.

Section 11. LIABILITY FOR GOODS: The Lessors shall not be liable to any extent whatsoever for or on account of any injury to any property at any time in said premises, whether said property or merchandise be that of Lessee or others, or for or on account of the destruction of any such property.

Section 12. BANKRUPTCY: Lessee agrees that if an execution or other process be levied upon the interest of Lessee in this Lease, or if a petition in bankruptcy be filed by or against Lessee, the Lessors shall have the right, at their option, to re-enter the premises and annul this Lease.

Section 13. WAIVER: No assent, expressed or implied, by Lessors to any breach of Lessee's covenants or agreements shall be deemed or taken to be a waiver of any succeeding breach of the same or other covenant.

Section 14. FORFEITURE: This Lease is made upon the express condition that if Lessee fails to keep and perform any of the covenants or agreements contained herein, this Lease shall become void at the option of Lessors, provided Lessors first give to Lessee twenty (20) days written notice of intention to forfeit this Lease and set forth the specific breach of lease and of Lessors' intent to forfeit and re-enter the premises, and if such breach be continued and not remedied within twenty (20) days, the Lessors may take possession without further proceedings and Lessee hereby waives further notice and releases Lessors from any claim for damage for pursuing the provision of this paragraph in case of breach of covenant by Lessee.

Section 15. TIME ESSENCE: Time is of the essence of this Agreement in all particulars, but acceptance of any installment