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attached hereto and initialed by the parties. Thereafter all repairs and maintenance required to keep the building in a tenable condition shall be made by the Lessee, except however, that any needed and necessary repairs on the asphalt parking area, and any necessary structural repairs on the roof, floor, ceiling and sidewalls will be made by the Lessors at their expense.

It is understood and agreed by the parties hereto that no alterations or changes will be made in said premises by the Lessee so as to impair the structural strength of the building, nor shall any alterations or additions to said building be made without the approval of the Lessors, provided, however, the Lessors do hereby give to the Lessee the right and privilege at all times during this lease, to install and construct, at its own expense, such trade fixtures and equipment as may be necessary to the proper conduct of this business, and upon the termination of this lease the right to remove from said premises all such trade fixtures and equipment which it may have installed at its expense, provided that all rent which has accrued up to the date of said removal has been paid.

It is agreed that the Lessors will during the term of this lease, pay all taxes on any property covered by this lease and also any premiums on insurance carried on the building and equipment.

During the term of this lease, the Lessee agrees that it will carry at its own expense and cost an owner-landlord-tenant liability policy providing coverage in the amount of \$100,000.00 for more than one person and \$50,000.00 for one person so as to protect the Lessors from any claim for damages on account of injuries to persons or property incurred in, on or about the premises above described.

The Lessee further agrees to pay all water, gas, heat and electric power charges used on said premises during the term of this lease and to keep in repair at its own cost all