

upkeep and expense as is incident to a vacant lot as used by Lessee shall be borne by it. Lessee shall not be responsible for the upkeep of or damage caused by any water, gas and sewer lines or electric or telephone poles or wires located beneath, on or above the surface of the premises unless the expense of said upkeep or damage is caused by the Lessee, either directly or indirectly.

(3) Lessee shall have the right to grade and smooth said premises and put such rock, gravel, asphalt or paving thereon, at its own expense, as Lessee in its discretion deems necessary. Lessee shall also have the right to erect such signs or enclosures on the premises as Lessee in its discretion deems necessary. No other alterations, changes or additions shall be made on or to the premises by Lessee without first obtaining the permission of Lessors.

(4) It is understood that Lessee has the right to lease parking spaces on the premises to third persons. Other than parking spaces, however, Lessee shall not sublet all or any portion of the premises without first obtaining the consent of Lessors.

(5) Lessor shall pay all property taxes and assessments on the premises.

(6) Lessee shall carry Public Liability Insurance insuring both Lessors and Lessee, against liability for injury to persons in the amount of \$100,000.00/\$300,000.00, and for property damage in the amount of \$10,000.00, that might occur on the premises.

(7) Lessors covenant that Lessors have full authority to execute this lease and that Lessee, in paying the rent and performing the covenants on its part as herein reserved, shall and may quietly have, hold and enjoy the demised premises during the term thereof.

To the full and faithful performance of the terms and conditions of this lease, the parties hereto bind themselves, their executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Lessors have hereunto set their hands and seals and the Lessee has caused this instrument to be signed in its name by