

or any portion thereof to be used for the sale of liquor, beer, wine or any other intoxicating beverages or wherein the building would be used in any manner that would constitute a public nuisance or in violation of any State or Federal Law.

6. Lessee agrees to hold the Lessor harmless from any damage or liability by reason of injury to persons or damage to property in or about the leased property on account of the use or condition of the leased premises.

7. It is further agreed and it is a part of the consideration of this Lease that at the expiration of Twenty-Five (25) Years from the commencing of this Lease, that the Lessee will turn over to the Lessor, the leased premises with all improvements thereon, including all buildings, outbuildings or anything else constructed as a permanent construction thereon in good condition, reasonable wear and tear excepted, and that said improvements are to be the property of the Lessor absolutely and forever, without any claims on the part of the Lessee.

8. The Lessor is to pay the property tax upon said lot and building during the term of this Lease, but will not be responsible for any utilities, water or any other expense incurred in the use of said building.

9. It is further agreed that the Lessee will carry sufficient fire insurance at all times to adequately cover the costs of the construction of a building of like nature, size and value as the present building which is to be constructed, and that in the event the said building is destroyed by fire or any other act of God, the Lessee will use the funds derived from the insurance policy to construct and replease the premises as near as possible to the original type of building that is to be constructed upon this lot at the present time. That said construction shall be begun within a reasonable time after said fire or destruction of the building and that Three (3) Months is considered to be a