

containing the usual clauses found in such insurance, and having a coverage for any one person of not less than \$100,000.00, and for any one accident, not less than \$300,000.00, in which policy, or policies, the Lessor shall be named as the insured along with the Lessees.

*Rev.
OMIT
Rec*

(c) The Lessees shall procure and carry at all times at their own cost and expense a policy, or policies, of insurance, insuring all equipment (above described in "Exhibit A") on the leased premises against fire and other casualty, and having a coverage of not less than \$35,000.00, in a company, or companies, satisfactory with the Lessor, in which policy, or policies, the Lessor shall be named as the insured along with the Lessees.

(d) The Lessees shall not do or permit anything to be done which might render void or voidable any policy, or policies, of insurance insuring the premises against fire or other casualty.

(e) The Lessees shall not assign this Lease or sublet the whole or any part of the leased property, or properties, including both realty and chattels, without first securing the written consent of the Lessor.

(f) The Lessees shall furnish at their own expense, such heat, lights and water as they may require during the term of this Lease.

(g) The Lessees will make no material alteration of the leased premises without first securing the Lessor's written approval.

(h) The Lessees during the term of this Lease shall at their own cost and expense maintain the entire leased property, or properties, including both realty and chattels, but exclusive of the exterior walls and roof of the said realty, in a reasonably good state of repair and condition at all times, and shall, at the termination hereof, deliver up the same to the Lessor in as good condition as they shall be upon the date of occupancy hereof, reasonable wear and tear and damage by fire or other casualty alone excepted, but the Lessees shall at their own cost and expense replace, and keep replaced, any glassware, china, or other culinary implements broken, lost or damaged at any time during the term hereof.