

suitable quarters with which to conduct its business.

(5) That the Lessee agrees to use said premises for the purpose of conducting thereon professional and business offices, and will not use the premises for any purpose that would constitute a nuisance, be lawful, or unlawful, or decrease the value of the building.

(6) It is agreed that the Lessee may attach its usual signs on or about the demised premises, provided such signs as attached shall comply with the requirements of the law. The Lessee agrees to save harmless the Lessor against any liability for damage to persons or property caused by or growing out of the installation of such signs.

(7) It is further agreed that the Lessor shall maintain the exterior walls and roof at Lessor's own expense. The Lessee shall maintain the interior and utility facilities during the term of this lease. The Lessor shall pay all taxes and other property assessments, and fire insurance premiums on the building itself. The Lessee shall be responsible for furniture and fixture insurance coverage if it desires same. In the event of fire amounting to more than twenty (20) per cent destruction of the building or longer than fifteen (15) days to completely restore, the Lessee shall have the option of terminating this lease, however, Lessor shall be bound to continue and restore unless destruction amounts to more than seventy-five (75) percent of the structure. Lessee is bound to continue the term and conditions of this lease where fire destruction amounts to less than twenty (20) per cent of the structure or can be repaired completely in less than fifteen (15) days.

(8) In the event that any monthly installment of rent is in arrears and unpaid for a period of sixty days, this lease shall terminate at the option of the Lessor.

(9) The Lessee reserves the right and privilege, after the payment of the rent to the expiration of this lease, of removing any and all trade fixtures, furniture, equipment and

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