

any policy of insurance covering said premises against loss by fire and other casualty, or which may render any increase or extra premium payable for such insurance.

5

Lessor shall be responsible for the upkeep and repair of the exterior walls, roof, foundation and downspouts of the building. All other repairs shall be the responsibility of Lessee, including any and all plate glass windows in said building, and Lessee covenants to keep the building in good repair and deliver up the same at the termination of this lease in good order and condition, ordinary wear and tear excepted.

6

Lessee shall pay for lights, heat, water and all other utilities.

7

Lessor, at his expense, shall carry adequate fire and extended coverage insurance on the building. Should the building be totally destroyed by fire or other casualty or should such fire or casualty render the premises untenable, then this lease shall terminate. Should such damage not render the premises untenable, then the Lessor shall immediately repair such damage and during the period of repair the rent for such period shall be adjusted according to the extent and effect of such partial damage to the premises.

8

Lessee shall furnish Lessor with written certificates to the effect that Lessee is carrying the basic standard policy designated as Public Liability Insurance, insuring both the Lessor and Lessee against liability for injury to persons in an amount of not less than 5,000 - ~~10,000~~ _____ for liability to one party or 10,000 _____ for liability to all third parties arising out of one accident; and for property damage in an amount not less than _____ Dollars.

9

The Lessor shall pay during the term of this lease, as the same may become due and payable, all taxes and assessments of every

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