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Section 4. Lessee shall not make any additions, alterations or improvements in or to the building without the Lessor's written consent. All additions, alterations and improvements made in or to the demised premises by either the Lessor or Lessee shall become the property of the Lessor and be surrendered with the premises at the termination of this lease. Lessor shall not unreasonably withhold its consent to interior alterations or additions.

ARTICLE IX - LIABILITY INSURANCE

Section 1. The Lessee shall, at its own expense, during the term hereof, provide and deliver to Lessor public liability insurance with respect to the demised premises, in which both the Lessor and the Lessee shall be named as parties covered thereby, within the limits of \$200,000.00 for injury or death to any one person and \$²⁵⁰1,000,000.00 for any one accident, and property damage insurance in the sum of \$10,000.00. Such policy or policies shall be in such form and with such insurance companies as shall be reasonably satisfactory to Lessor with provisions for at least ten (10) days notice to Lessor of cancellation and at least ten (10) days before the expiration of any such policy, Lessee shall supply Lessor with a substitute policy therefor. In the event that a mortgage shall be placed upon the demised premises, then, the interest of the mortgagee shall be placed thereon as is customary in the trade.

ARTICLE X - MECHANIC'S LIEN

Section 1. If any mechanic's lien be filed against the demised premises or the building of which it is a part for

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