

Lessee shall use the name "Barbecue King" or "Barbecue King Drive-Inn" or "Barbecue King Restaurant" only in connection with the sale of foods and related products from the within leased business and premises and in no other connection whatsoever. As a part of the consideration for this Lease, the Lessee covenants and agrees to continue at all times during the term hereof to offer for sale to the public all such foods and related items which are now offered for sale in the said business, the same being described and more fully set forth in a certain Menu attached hereto, marked "Exhibit B", and made a part hereof as though fully set forth herein, and, in addition to the foods and related products as aforesaid, the Lessee shall be permitted to serve and offer for sale to the public steaks and salads of all types and kinds. With the exception of those foods and related products hereinabove described, the Lessee covenants and agrees not to offer for sale, serve or sell any other types and kinds of foods and related products whatsoever, without first securing the written approval of the Lessor.

(k) The Lessee shall not at any time during the term hereof sell or offer for sale any alcoholic beverages upon the leased premises, and shall not use the said premises for the operation of drive-in service with the use of curb attendants, taking customer orders on the outside of the premises, etc., at any time without first securing the written approval of the Lessor.

III.

LESSOR'S COVENANTS

As a part of the consideration for this Lease, the Lessor does hereby covenant and agree as follows:

(a) The Lessor shall pay all taxes and assessments levied against the leased property, or properties, of every kind and nature whatsoever as long as imposed upon the same as general property taxes (exclusive of taxes on income, or corporate, franchise, profits or revenue taxes), and shall be responsible for insuring, and keeping insured, the realty herein

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