

the premises. Operator agrees to pay all costs, expenses, fees, and charges incurred in connection with the use and operation of the Store during the term hereof, including, but not limited to repairs (whether ordinary or otherwise), installation, maintenance, storage and servicing and the titling, registration and licensing of any equipment constituting part of the Store which requires the same. Norge makes no warranty with respect to the premises or the equipment constituting part of the Store except Vendor's warranty to repair or replace any piece or part of any such equipment which, within ninety (90) days from the date of Commencement of the term hereunder proves inoperative because of defect in material or workmanship but not because of abuse, improper repair or servicing, acts of God, or improper installation, water pressure, or electrical connections, or use of solutions and solvents not approved and recommended by Vendor for use with or in such equipment.

(c) Documentary Taxes: Operator agrees to pay all stamp or documentary taxes, state or federal, levied or assessed on this Operating Agreement or any extension hereof:

(d) Maintenance of Real Estate Premises: Operator agrees that he will use and occupy the premises in a clean, safe and proper manner; that he will not permit or suffer any waste thereon, or any nuisance thereon; that he will at his own cost, maintain in good repair the interior of the premises; that he will not encumber the same, or do, or suffer to be done anything whereby the same or any part thereof may be seized, taken on execution, attached, destroyed or injured, or by which the right therein of the lessee or sub-lessee for whom Norge is acting may in any way be altered, impaired or prejudiced; it being expressly agreed that Operator acquires hereunder no interest in any buildings, structures or other property now on said premises or which may hereafter be placed thereon by Norge except the right to use the same as in this Operating Agreement provided. Operator shall be liable for and agrees to pay all license, permit and inspection fees, occupation and license taxes, and all water, gas, telephone and electric light and power charges assessed or charged on or against said premises and Store or Operator's use or occupancy thereof, including all taxes levied and assessed on Operator's property located thereon during the period hereof.

(e) Decorating Fund: In addition to the payment of the equipment monthly fee and the rental of premises monthly fee to be made by Operator under Section 2 and 2 (a) hereof, Operator

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