

to Lessee within thirty (30) days after the occurrence of such damage or destruction, in lieu of repairing or replacing said building, elect to terminate this lease as of the date of the damage or destruction.

LIABILITY INSURANCE: Lessee further covenants and agrees that it will at all times during the term hereof at its own expense maintain and keep in force for the mutual benefit of Lessor and Lessee general public liability insurance against claims for personal injury, death or property damage occurring in, on or about the demised premises or sidewalks or premises adjacent to the demised premises to afford protection to the limit of not less than \$100,000.00 in respect to injury or death of a single person and to the limit of not less than \$300,000.00 in respect to any one accident and to the limit of \$25,000.00 in respect to property damage. Lessee shall deliver to Lessor a certificate of said insurance and of renewals thereof from time to time during the term of this lease.

LESSEE TO INDEMNIFY
LESSOR:

Lessee shall keep, protect and save harmless Lessor from any loss, cost or expense of any sort or nature, and from any liability to any person natural or artificial, on account of any damage to person or property arising out of any failure of Lessee in any respect to comply with and perform all of the requirements and provisions hereof.

FURNITURE & FIXTURES: All furniture and fixtures placed within the leased premises by the Lessee shall remain the property of the Lessee and may be removed by the Lessee at any time during or at the end of this lease.

TERMINATION & SURRENDER: The Lessee agrees that at the termination of this lease or any sooner legal termination thereof to quit and surrender the premises hereby leased in as good order and condition as at the time of the beginning of the term, reasonable wear and tear excepted without any further notice.

ROOF, WALLS, ETC.: The Lessor agrees at his own expense to make all structural repairs to roof, walls and foundations, not including glass or plate glass, to pay the taxes upon the premises as the same shall become due and that the Lessee shall enjoy said premises during said term, free from the adverse claims of any person.

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