

or encumbrances or that the landlord will hold the tenant harmless from any liens or encumbrances.

VI. Improvements:

The tenant will construct at their own expenses improvements to the sewage system which are pertinent to the existing building. That at the termination or expiration of the Lease these improvements shall accrue to the landlord.

That all other improvements such as any fences, sheds and similar improvements which can be removed from the property may be removed by the tenant at the expiration or termination of the Lease.

VII. Insurance:

The tenant shall maintain fire insurance on all improvements on said property existing at the commencement of this lease.

VIII. Taxes:

The tenant shall pay the real property taxes on the leased premises.

IX. Tenant's Lien:

The tenant shall indemnify the landlord against any mechanics lien or any other lien arising out of the alteration, repair, addition or improvement by the tenant.

X. Utilities:

The tenant shall be solely responsible for all utilities charges of every description with respect to the premises and the building conducted by it thereon.

XI. Extension:

This lease shall be deemed extended by the tenant unless the landlord is notified to the contrary in writing by the tenant thirty (30) days prior to the expiration of the Lease.

XII. Use of Premises:

The tenant may use the premises for any lawful purpose, excluding such use as may create extra hazardous conditions with respect to the safety of the premises. The tenant may freely sign said Lease or sublease all or any part of the premises:

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