

keep in force public liability insurance in an amount of not less than \$100,000 - \$300,000, and that it will furnish Landlords evidence annually that said public liability insurance is in full force and effect.

12. MAINTENANCE AND REPAIRS. The Landlords shall maintain, keep and repair, at their expense, all exterior portions of the demised premises, including the roof and exterior walls, and also all structural portions of the building whether the same be on the interior or exterior. In addition, the Landlords agree that during the term hereof, or any extension or renewal hereof, they will keep the plumbing, electrical, heating and air conditioning systems in repair, for all expenditures in excess of \$50.00 at any one time, and that they will keep the paved parking areas on the demised premises in a good state of repair and properly lighted. Landlords shall furnish and maintain an air conditioning system in the premises of a capacity sufficient to maintain an even inside temperature of not less than twenty (20°) degrees below outside temperature and maintain a relative humidity of not more than fifty (50%) percent.

The Tenant shall keep, maintain and repair at its expense all interior portions of the demised premises, and the plumbing, electrical, heating and air conditioning systems in repair for all expenditures not exceeding \$50.00 at any one time.

13. LANDLORDS TO PAY TAXES, ETC. The Landlords shall pay all taxes, assessments and other charges which may be levied, assessed or charged against the demised premises, and will make all payments required to be made under the terms of any mortgage or deed of trust which is now or may hereafter become a lien on the demised premises, except that the Tenant will pay as additional rent fifty (50%) percent of all real property tax increases on the demised premises over and above those real property taxes assessed for the year 1973.

The Tenant shall pay all operating license fees for the conduct of its business, and ad valorem taxes levied upon its trade fixtures, inventory and stock of merchandise.