

or interior of the leased premises, provided such sign or signs do not damage the leased premises; provided, however, that should damage occur, the Lessee agrees to pay for any necessary repairs occasioned thereby.

17) Any signs, trade equipment and stock installed or located on the leased premises by the Lessee may be removed at the expiration of this Real Estate Lease Agreement if same can be done without material damage to the leased premises, or upon the Lessee's agreement at such time to repair at its expense any damage caused thereby.

18) The Lessee shall indemnify and save Lessor harmless from any and all liability, damage, expense, suits, claims or judgments for injury to persons or property arising from the maintenance or use of the leased premises; in respect thereto the Lessee agrees to carry and maintain at Lessee's expense during the term of this Real Estate Lease Agreement Workmen's Compensation coverage in the amount required by law and public liability insurance with minimum coverage of One Hundred Thousand and No/100 Dollars (\$100,000.00) per occurrence and agrees to furnish the Lessor with evidence of such insurance coverage throughout the term of this Real Estate Lease Agreement.

19) Should the Lessee, with or without the express or implied consent of the Lessor, continue to hold and occupy said premises after the expiration of the term of this Real Estate Lease Agreement, such holding over beyond the stated term and the acceptance or collection of rent by the Lessor shall operate and be construed as creating a tenancy from month to month and not for any other term whatsoever; but the same may be terminated by the Lessor by giving to the Lessee thirty (30) days' written notice thereof by regular mail, and at any time thereafter the Lessor may re-enter and take possession of the premises and to again have and enjoy same to the exclusion of the Lessee.

20) The Lessee shall not have the right to assign or sublease all or any portion of this Real Estate Lease Agreement or the leased premises without the express written consent of the Lessor.

21) The Lessee agrees to observe and comply with all rules, regulations and laws now in effect or which may be enacted during the

RTG  
1/11/00

05114

4328-RV-2