

for this five (5) year period is to be negotiated no later than sixty (60) days prior to the end of the first ten (10) year lease.

4. The Lessor shall furnish the building with heating and air conditioning systems. The Lessee shall be responsible for maintaining, and/or replacement of the heating and air conditioning systems.

5. It is understood and agreed that the Lessee shall furnish all furniture; other necessary equipment in conjunction with the operation of his business.

6. The Lessor shall only be responsible for the roof, floors, doors and windows of the building. The Lessee shall be responsible for maintenance and replacement for the remainder of the building to include but not limited to the plumbing, electrical and walls with no liability to the basement.

7. The Lessor shall be responsible for real estate taxes on said property.

8. The Lessor shall be required to maintain fire and extended coverage on said premises.

9. The Lessee shall be required to maintain all other insurance on said building and agree that it will save harmless and indemnify the Lessor from and against all loss, liability, or expense that may be incurred by reason of accident, neglect, or misadventures to persons or property arising from or in any way growing out of the use, misuse and abuse of the premises hereby leased.

10. Should the leased premises be destroyed or so damaged by fire or other casualty during the lease period thereby rendering the same unfit for occupancy, then this lease shall cease to operate during the time that the leased premises shall be unfit for occupancy; that if total destruction is occasioned, this lease is automatically terminated; if only minor destruction is occasioned, yet leaving the premises fit for occupancy, then Lessor agrees to restore and repair during a reasonable time.

11. The Lessee reserves the right and privilege after the payment of the rent to the expiration of this lease, or the renewal of any option thereof, of removing any and all trade fixtures, furniture, equipment and other fixtures of a similar nature purchased by the Lessee or which may be installed by and at the expense of the Lessee.

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