governmental or otherwise, which would prohibit the Tenant from erecting its
standard signs on said premises. Inability of Tenant to secure full utility
services to said premises, or to erect its standard signs thereon, shall
invalidate this Lease. Landowner makes no representation as to the avail-
ability of natural gas.

4. RENTAL: As rental for said premises, Tenant shall pay to
Landowner, commencing as of the date of commencement, as hereinabove provided
in Paragraph 1., Fifteen Hundred and No/100 ($1,500.00) Dollars per month, pay-
able on or before the tenth of each calendar month for the then current month.
For any portion of a calendar month commencing from the due date of the pay-
ment of rental as hereinabove provided to the first of the then next calendar
month, Tenant shall pay to the Landowner as rental a pro rata portion of said
monthly rental.

5. REAL ESTATE TAXES: During the term of this Lease, Tenant
covenants and agrees to pay at its expense, all taxes lawfully charged or
assessed against the demised premises and the improvements thereon, provided
that the taxes for the first and last year shall be prorated.

6. INSURANCE COVERAGE: Tenant further covenants and agrees to
maintain and pay the cost of fire and extended coverage insurance on the
building located on said premises in an amount not less than the fair market
value of the improvements, with both Landowner and Tenant named as insureds,
and that neither Landowner, nor anyone claiming by, through, under, or in
behalf of Landowner shall have any claim, right of action or right of sub-
rogation against Tenant for or based upon any loss or damage caused by fire,
explosion or other casualty (not limited to the foregoing) relating to the
demised premises or property therein, whether such fire, explosion or other
casualty shall arise from the negligence of Tenant, its agents or employees,
or otherwise.

7. PERSONAL PROPERTY TAXES AND UTILITIES: Tenant covenants and
agrees to pay all taxes lawfully charged or assessed against the personal
property of the Tenant which may be located on the demised premises and to
pay all licenses, franchise and other lawful taxes charged or assessed against