

or on account of Tenant's business on said premises and to pay all costs for water, electric lights and power, gas, telephone and other utilities used or consumed on the premises throughout the term of this Lease.

8. LAWFUL USE: Tenant covenants and agrees to comply with all lawful laws, ordinances and regulations of all governmental authorities and agencies relating to the use of said premises and the activities conducted thereon.

9. LIABILITY INSURANCE AND INDEMNIFICATION: During the term of this lease, Landowner shall not be liable for damage to person or property occurring on said premises by accidental means. Tenant shall indemnify and save harmless Landowner from any loss on account of any such injuries and shall keep and maintain liability insurance coverage therefor with limits of not less than \$250,000.00 - \$500,000.00, in which the Landowner and Tenant shall be named as insureds.

10. REPAIRS BY TENANT: Tenant covenants and agrees that during the term of this lease, it will maintain in a good state of repair the black-top or paved area, <sup>And the ground area of the first 75 feet of adjacent lot.</sup> (P 15.9-1-20) <sup>28 2/27/19</sup>

11. REPAIRS BY TENANT: Except as otherwise provided herein, Tenant shall keep the interior and exterior of all improvements on the demised premises, including but not limited to the roof of any and all buildings, the grounds, air conditioning, plumbing, electrical, heating, and water systems, in a reasonable state of repair and preservation and shall, upon the termination of this lease, render the same to the Landowner in as good a condition as the same was upon the commencement of this lease, reasonable wear and tear excepted, and the Tenant does further agree that it will erect no additional structures upon said leased premises without the consent of the Landowner, which consent shall not be unreasonably withheld.

12. FIXTURES: Tenant may, if all rents due hereunder have been paid in full and all matters and things herein agreed to be done and performed have in fact been done and performed, remove within fifteen (15) days

MIDNEY L. JAY ATTORNEY AT LAW GREENVILLE, N. C.

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