

to, the lessee shall maintain liability insurance and shall hold harmless the lessor from any and all claims or demands arising out of the operation, maintenance, or use of the premises in an amount designated by the lessor. Said insurance shall be maintained at the expense of the lessee, with proof of insurance to be furnished to the lessor annually.

7. The lessee shall have at its own cost and expense, the right and privilege of making any and all improvements to the demised premises. All improvements, alterations, or modifications shall become a part of the demised premises and title thereto shall vest in lessor. The alterations or modifications undertaken by the lessee shall be performed and completed in a workmanlike manner.

8. The lessee shall not use the demised premises or equipment located for any unlawful or immoral purpose, nor shall lessee conduct any activity on the premises that will increase the danger from fire or explosion, without properly insuring the same.

9. The lessee shall have the right to sublease any part or portion of the property to any other person, firm, or corporation, provided such sublessee is approved by lessor. In the event of a sublease, the sublease shall contain covenants on the part of the sublessee that sublessee shall jointly with the lessee be responsible for all the covenants and conditions of this lease agreement as if it were principal thereto. Said assumption by sublessee shall be a joint assumption of liability with the lessee, and the lessee shall be relieved of its obligations provided under this lease.

10. The lessee shall pay all real property taxes, levied on the premises and all personal property taxes levied on the premises timely and shall furnish to the lessor due proof of payment thereof. In the event the lessee does not timely pay any taxes due, or any insurance premium or other payments required hereunder, the lessor may advance the same, and the amount so advanced, with interest thereon at the rate of eight per cent (8%) per annum from the date of advancement to the date of payment shall constitute a lien on the property of the lessee, located on the pre-