

Lessor, his employees, agents, servants, or bailees, for any and all damage, both to persons and property, arising out of or any way connected with the use of the leased premises by the Lessee. Lessee further agrees that no real estate fees, attorney's fees, or other fees of any type or nature may be charged against Lessor unless expressly agreed to in writing by the Lessor.

11. For the year 1978, Lessee agrees to pay nine (9) months of the county taxes; thereafter, Lessee agrees to pay all city and county taxes or other assessments as they may become due, prior to the penalty date, and further agrees to provide a copy of such paid tax receipts to the Lessor for record purposes. Lessor agrees that he will present to the Lessee such tax or assessment notices as he may from time to time receive.

12. Lessee agrees to keep building neat and in a good state of repair at all times and agrees to be responsible for any damage or defacement of the fence and walls along the property line or lines of the leased premises, whether such damage or defacement results from Lessee's acts or the acts of other persons upon the premises.

13. Lessee further agrees that no signs, advertisement, or other materials of any type will be attached to or placed on the wall or fence now or hereinafter constructed on the leased premises.

14. Lessee agrees to pay all charges for water, garbage, gas, heat, electricity, sewerage, and any other utilities or services used in and upon the leased premises. If any such charges should be billed directly to the Lessor, the Lessee agrees to immediately reimburse the Lessor or to pay such charges after being notified of the same by the Lessor.

15. No outside telephone booths will be permitted on the leased premises, without the express written consent of the Lessor.

16. No outside storage will be permitted to remain on said premises, except a "Dempsey Dumpster" or such other similar covered garbage containers which may be maintained in a sightly manner at the rear of the building.

17. Lessor reserves the right to sell the subject property and to assign the within Lease, or to assign the within Lease at any time during the term hereof. Lessor agrees, however, that should the premises be placed on the market for sale, the Lessee

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