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this lease, and, upon the expiration or termination thereof, the Lessee shall deliver the leased premises to the Lessor in as good condition as they were at the beginning of occupancy under this lease by the Lessee, reasonable wear and tear, loss by fire or other casualty, and matters for which the Lessor is responsible excepted.

6. As herein provided, the Lessee shall have the right to use the leased premises for his business purposes.

7. The Lessee shall not assign this lease or sublet the leased premises without the prior written consent of the Lessor, which consent the Lessor agrees shall not be unreasonably withheld, except that the Lessee shall have the right to assign this lease to a corporation in which he is a shareholder or to a partnership in which he is a partner without the Lessor's consent.

8. The Lessee shall indemnify and hold harmless the Lessor from and against any and all liability, expense, claims, and costs which may be incurred by or charged against the Lessor for personal injuries to any person or damage to any property from any acts or omissions resulting from the Lessee's occupancy and/or use of the leased premises. The Lessee shall obtain, pay for, and keep in force liability insurance in an amount of not less than \$100,000/\$300,000.00, in which the Lessor shall be a named insured, but such insurance shall not relieve the Lessee of his obligations stated in this paragraph. The Lessor shall be provided with a copy of such insurance policy or policies.

9. If any installment of rent shall be past due and unpaid by the Lessee for more than fifteen (15) days, or if the Lessee shall breach any of the other provisions of this lease provided for him to observe and perform, and shall fail to pay rent or to correct said breach within five (5)

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