

ments thereon without permission of Lessor, but if such are made they shall be at the expense of Lessees and upon the expiration of this Lease or any extension thereof or upon termination of this Lease for any cause stated herein, any and all alterations, additions or improvements shall be and become the property of Lessor. Lessees shall be responsible for the maintenance, upkeep, and repairs to the premises together with any and all buildings or improvements situate thereon.

(5) Lessees covenant and agree to indemnify and hold harmless Lessor against any and all claims arising from the conduct or management of or from any work or thing whatsoever done in or about the leased premises or arising from any act or negligence of Lessee or any of his agents, employees, customers or lessees or arising from any accident, injury or damage whatsoever to any person or persons or to the property of any person or persons occurring during the term of this Lease in or about the leased premises and from all costs, attorney fees, expenses and liabilities incurred in or about any such claim or any action or proceeding brought therefor. In this connection, Lessees may at her option purchase public liability insurance in such amounts as he may deem advisable for her own protection and for the protection of Lessor.

(6) It is understood and agreed that Lessor has constructed a counter in the building situate on the leased premises, said counter constructed according to Lessee's specifications. The cost of said counter has been advanced by Lessor for the benefit of Lessees and Lessees shall reimburse Lessor for the total cost thereof in equal monthly payments of \$11.00 each over a period of Three years in addition to the agreed rent.

(7) It is further agreed that should Lessees vacate or abandon the leased premises prior to the expiration of this Lease or any renewal thereof, all furniture, fixtures and equipment of every kind and nature placed on or installed in said premises leased by Lessee shall be and become the property of Lessor.

10130

4328 RV-2