

rebate shall belong to the Tenant, and the Landlord will, upon request of the Tenant, sign any receipts which may be necessary to secure the payment of any such rebate, and will pay over to the Tenant such rebates received by the Landlord.

8. ADDITIONAL COVENANTS OF TENANT. The Tenant covenants and agrees that during the term of this Lease and for such further time as the Tenant or any person claiming under it, shall hold the demised premises or any part thereof:

(a) Not to suffer the estate of the Landlord in the demised premises at any time during the said term to become subject to any lien, charge or encumbrance whatsoever, and to indemnify and keep indemnified the Landlord against all such liens, charges and encumbrances; it being expressly agreed that the Tenant shall have no authority, express or implied, to create any lien, charge or encumbrance upon the estate of the Landlord in the demised premises.

(b) In all matters caused by acts of Tenant, to indemnify the Landlord against all costs and expenses, including counsel fees, lawfully and reasonably incurred in or about the premises, or in the defense of any action or proceeding, or in discharging the premises from any charge, lien or encumbrance, or in obtaining possession after default of the Tenant or the termination of this demise.

(c) Tenant to pay all tap charges, deposits and monthly service charges for all utilities.

(d) To keep the demised premises at all times free of trash and in a clean condition and to screen any area on the demised premises which is used for the storing or collection of trash or garbage (which shall be only from the operation of Tenant) on the demised premises.

(e) Tenant shall have a non-exclusive easement for parking upon the Landlord's property within the shopping center in common with Landlord's other tenants and their customers as designated by the Landlord. Tenant acknowledges Landlord's reciprocal rights to a non-exclusive easement for parking upon the premises leased herein in favor of the Landlord, its successors and assigns upon those areas of the leased premises designated by the Tenant for its employees and customers.

(f) Tenant will construct no permanent signs, displays, fences or walls on the perimeter of the demised premises or otherwise on the demised premises without the approval of Landlord, which shall not be unreasonably withheld.

(g) Tenant shall, during the entire term hereof, keep in full force and effect a policy of public liability and property damage insurance with respect to the leased premises, and the business operated by Tenant and any subtenants of Tenant in the leased premises in which the limits of public liability shall be not less than Five Hundred Thousand and no/100 (\$500,000.00) Dollars per person and One Million and no/100 (\$1,000,000.00) Dollars per accident and in which the property damage liability shall be not less than Fifty Thousand and no/100 (\$50,000.00) Dollars. The policy shall name the Landlord, and any firms or corporations designated by Landlord, and Tenant as insured, and shall contain a clause that the insurer will not cancel, fail to renew or change the insurance without first giving the Landlord ten (10) days prior written notice. The insurance shall be in an insurance company approved by the Landlord and a copy of the policy or a certificate of insurance shall be delivered to the Landlord. If Tenant fails to comply with such requirement, Landlord may obtain such insurance and keep the same in effect, and Tenant shall pay the Landlord the premium cost thereof upon demand as additional rent.