

(5) Lessee assumes all liability for injuries resulting to business invitees or others and shall carry public liability insurance (deemed adequate) to afford necessary protection.

(6) At termination of tenancy to yield up the premises in its present state of repair, as shall be in compliance with the provisions herein contained, less fair wear and tear.

III

Lessor, in consideration of the covenants of Lessee herein contained, hereby covenants with Lessee as follows:

(1) That they are the owners of the premises hereby demised and that they have the right to lease same.

(2) That they will maintain the roof at all times in a state of good repair.

(3) That they will keep in force an existing policy of fire insurance covering said property.

IV

It is mutually agreed by the parties as follows:

(1) That Lessee, at his expense, may redecorate and make such minor improvements from time to time as necessary to adapt same to his use, provided there is no structural injury to the building.

(2) That Lessee may utilize any existing signs or erect such new signs on or about the premises as he may deem necessary for his business.

(3) That Lessee, at his sole expense, shall maintain the grounds in a proper manner in keeping with adjacent properties.

(4) If, at any time during the term of this lease, the building shall be damaged, not in excess of TWO THOUSAND FIVE HUNDRED AND NO/100 (\$2,500.00) DOLLARS, by fire or otherwise, Lessor shall repair same as expediently as possible within a reasonable time, with a fair abatement of rent during the time such repairs are being made. In the event such repairs are not made, this lease may be cancelled at the option of Lessee and rent, if any, paid to the date of such damage, with refund of the unearned portion of any rent that may have been paid in advance. If damages, from fire or otherwise, should exceed TWO THOUSAND FIVE HUNDRED AND NO/100 (\$2,500.00) DOLLARS, Lessor, at their option, may elect not to effect repairs, in which case, this lease shall automatically terminate as of the date of such damage, and Lessor shall refund any unearned rental that that may have been paid in advance.

(5) Real property tax assessments on said premises shall be payable by Lessor.