

5. Lessee shall at Lessee's expense install such floor coverings as he may elect, and shall, during the term of the lease, keep the said premises in good and tenantable repair, externally and internally. Any and all fixtures, floor coverings and additions installed or made by Lessee shall be and become a part of the leased premises, shall inure to the benefit of the Lessor, and shall not be removed by the Lessee upon the expiration or termination of the lease; provided, however, that Lessee may remove from the premises any "trade" fixtures upon repairing or redecorating any portion of the building damaged thereby. Lessee shall make no major alterations or additions to the building without the written approval of the Lessor, and at the end of the lease period shall leave the premises in as good condition as received, fair wear and tear excepted.

6. The Lessor or his agents may, at reasonable times, enter upon said premises to examine the condition of the same.

7. Lessor agrees that it will maintain fire insurance on the building, with Lessee to be responsible for any insurance on the contents. Lessee further agrees that it will maintain public and/or landlord liability insurance on the premises in an amount of not less than One Hundred Thousand and No/100ths (\$100,000.00) Dollars as to any one person and Three Hundred Thousand and No/100ths (\$300,000.00) Dollars as to any one accident, and that such policy will name the Lessor as an insured.

8. If said building and premises, or any part thereof, shall, at any time, be destroyed or damaged by fire or other unavoidable casualty so that same shall be unfit for occupancy or use, then the rent hereby reserved, or a fair and just pro-

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1198-216