

ADDENDUM # 1

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1. Lessee shall reimburse Lessor, as additional rent, all ad valorem taxes upon aforesaid premises during the term hereof upon proof of payment by Lessor that said ad valorem taxes were paid. Lessor shall pay all said ad valorem taxes at the best possible rate.
2. Rental for the First Renewal Option period of Five (5) years hereof shall increase to EIGHTEEN THOUSAND AND NO/100's DOLLARS (\$18,000.00) per annum.
Rental for the Second Renewal Option period of Five (5) years hereof shall increase to TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100's DOLLARS (\$22,500.00) per annum.
3. Lessee shall furnish and pay all house services and utility charges.
4. Lessor shall indemnify, protect and hold the Lessee harmless from and against all liabilities, losses, claims, demands, costs, expenses, and judgements (collectively "claims") of any nature arising, or alleged to arise, from or in connection with any injury to, or the death of, an person or loss or damage to property on or about the building and property except to the extent any such claims are attributable to the negligence or misconduct of the Lessee, its agents or employees, in which event the Lessee shall indemnify the Lessor.
5. Lessee shall indemnify, protect and hold the Lessor harmless from and against all liabilities, losses, claims, demands, costs, expenses, and judgements of any nature arising, or alleged to arise, from or in connection with any injury to, or the death of, any person or loss or damage to property on or about the leased premises, except to the extent claims are attributable to the negligence or misconduct of the Lessor, its employees or agents, or to services which Lessor is required to provide pursuant to this Lease Agreement, irrespective of the negligence of the Lessee, its agents or employees, in which event Lessor shall indemnify Lessee.
6. Lessor and Lessee agree to promptly notify the other party of any and all claims or demands, written or oral, against such party for which the other party is responsible hereunder. Notification shall be in writing and within 10 days of the knowledge of aforesaid claims or demands.
7. In the event that twenty-five percent (25%) or less of the Lease Premises shall be taken by any public authority under the power of eminent domain or like power, then the term hereof shall terminate as to the part of the Leased Premises so taken and all rental and other payments shall be reduced in proportion to the area of the Leased Premises taken.

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