

of this lease, keep in force owners-landlords-tenants liability policies protecting the Landlords from liability on account of personal claims for damages or injuries in case of one person to the extent of \$10,000.00, in case of one or more persons to the extent of \$20,000.00, and for property damages to the extent of \$5,000.00. Tenants also shall keep in force plate glass insurance for the full insurable value of said plate glass, and a boiler insurance policy in the amount of \$20,000.00, which policies shall name the Landlords herein as the insureds thereunder. All premiums on said policies are to be paid by the Tenants herein.

10. That Landlords guarantee that, during the term hereof, the Tenants shall have the continuous right to use any rights-of-way which are in use on the date of the delivery of this lease, leading to and from any rear, front or side entrances to the demised premises, and the right to the use of any right-of-way or alleyway on or adjoining the premises of which the herein demised premises are a part of the whole, the use of which the Landlords have a right to grant to Tenants, or which the Landlords own or control.

11. That Tenants agree they will pay and all City and County taxes or assessments on the demised premises on and after July 1, 1956 up to the expiration date of this lease or any renewed term thereof, Taxes for a part year occurring during the year of the commencement of this lease and for a part year during the year in which this lease terminates, shall be prorated between the Landlords and Tenants.

If, however, the Tenants, in good faith, shall desire to contest the validity or amount of any tax, levy or assessment herein agreed to be paid by them, the Tenants shall notify the Landlords in writing of their intention to contest the same, and they shall not be required to pay, discharge or remove such tax, levy or assessment so long as they shall, in good faith, at their own expense, contest the same or the validity thereof by appropriate proceedings, in the name of the Landlords, if necessary, and pending any such proceedings, the Landlords shall not have the right to pay, remove or discharge any such tax, levy or assessment thereby contested, and such delay of the Tenants in paying the same until final determination of such disputed matter shall not be deemed a default in the conditions of this lease; but if such delay exposes said property to sale for such nonpayment, the Landlords shall have the right, at Landlords' option, to pay any such tax, levy or assessment and the Tenants shall, immediately after proof of such payment shall have been submitted to them by the Landlords, and upon demand therefor, pay to the Landlords the amount of such payment so made by the Landlords.

12. That Tenants may convert to Tenants' own use all old materials removed by Tenants in making alterations, changes, improvements and additions to the demised premises.

13. That Tenants shall have the right and privilege at all times during the continuance of this lease,

*JAF*  
*2/11/56*