

The Tenant covenants and agrees to indemnify, hold free and harmless the Landlord from any judgments resulting from or arising out of any losses, claims or expenses of any persons for damages arising by virtue of personal injuries, property damage or death in connection with the use and maintenance of the demised premises or any structures, buildings and improvements situate thereon due to negligence on the part of the Tenant. The Tenant covenants and agrees to carry at all times during the term of this Lease at Tenant's sole cost and expense a public liability policy or policies of insurance having sufficient coverage to carry out the obligations of the Tenant imposed by the terms of this paragraph, said limits of liability being 50/100/25.

16.

The Tenant shall use the demised premises for the purposes of the operation of wholesale and retail business and service establishments, parking, storage, beautification, and related purposes of any type or character which the Tenant may deem desirable; provided, however, that no part of the demised premises shall be used as a wholesale or retail establishment engaged in the sale of any type of gasoline, oil or petroleum products, whiskey, beer, or other alcoholic beverages.

17.

Whenever under the terms of this Lease provision is made for notice or service of notice of any type, it shall be deemed a sufficient notice of service thereof if said notice is in writing and shall be transmitted by registered or certified United States Mail with postage thereon duly prepaid, addressed to the last known mailing address of the party or parties concerned.

18.

The Tenant shall have the exclusive right to extend the term of this Lease for two successive and consecutive extended terms

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