

penalties as may have accrued and charge the same against the Lessees, whereupon the same shall be due and payable to the Lessor with and in addition to the next monthly rental payment. The Lessor agrees and covenants that upon his receipt of any notices for payment of said ad valorem real property taxes, he will with all reasonable dispatch forward such notices to the Lessees for payment.

5. Property Insurance: The Lessees further agree and covenant that they shall at all times maintain the premises in good condition, less normal wear and tear, which is excepted, and, further, that they shall at all times during their tenancy under the lease provisions under the Agreement maintain at their own expense a policy of fire and hazard insurance on the demised premises and the improvements thereon for a sum not less than Thirty-Five Thousand Dollars (\$35,000.00) with a reputable insurance company. All loss thereunder, if any, shall be payable to the Lessees, and all monies arising from said insurance and collected and received by the Lessees by reason of loss to the demised premises shall be applied by the Lessees with all reasonable dispatch toward the restoration and maintenance of the demised premises and the improvements thereon so far as the same may be required to restore the demised premises and improvements as nearly as may be practicable to their original condition.

6. Use of Premises: The Lessor covenants and agrees that if the Lessees shall pay and otherwise timely perform and do all matters and things herein covenanted that the Lessees shall be granted quiet and peaceable possession, use, and enjoyment of the demised premises during the term of this Agreement without molestation or interference by the Lessor, provided, however, that the Lessor shall be allowed by the Lessees to leave on the demised premises in their present location various material of the Lessor located on said premises at the time of the execution and delivery of this Agreement, with further right reserved to the Lessor to enter at a reasonable time of day and with reasonable frequency to remove such material, so as not to encroach upon the quiet enjoyment and use of the premises by the Lessees. The provisions of Paragraph 3 (Liability) hereinabove set forth notwithstanding, the Lessor does further agree and covenant to save and hold the Lessees harmless against any loss or liability whatsoever that may be incurred because of said material of the Lessor, and the Lessor leaves such material on the demised premises at his sole risk. Such material of Lessor left on the premises shall not be construed as under bailment.

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