

and all applicable ordinances, rules, and regulations relating to the Leased Premises. The Lessee covenants that no waste or damage shall be knowingly permitted or committed upon or about the Leased Premises, and if a waste or damage occurs, in the opinion of the Lessor, then Lessor shall give Lessee ten (10) days written notice to correct same, and if same is not corrected in ten (10) days, Lessee shall pay to Lessor a reasonable sum to cover the cost of this waste or damage. At the end of the leased term, or any extension thereof, or on the earlier termination of the Lessee's interest in the Leased Premises, the Lessee shall peaceably surrender possession of the Leased Premises to Lessor or his assigns without notice to quit in the same order or repair in which the same was when delivered to the Lessee or as improved or altered during the term of this Lease, ordinary wear and tear and damage by the elements excepted. During the term of this lease, if Lessee attached any personal property to the premises the same may be removed at the termination of this Lease, but any damage caused thereby must be fully repaired by the Lessee. If the removal of such personal property would damage the premises to the extent that the same cannot be restored to the original condition, the said personal property may not be removed without the consent of the Lessor.

The Lessor shall have the right to enter upon the Leased Premises at reasonable hours and in a reasonable manner for the purpose of inspection, for making such improvements, repairs or alterations as he may deem expedient, but the Lessor assumes no obligations to make any improvements, repairs or alterations except to the extent elsewhere expressly provided in this Indenture.

4. INSURANCE: The Lessee hereby agrees to indemnify the Lessor against and hold the Lessor harmless from any and all liability arising from or out of or in any manner connected with the Lessee's use or occupancy of the Leased Premises or the operation of any business thereon or as a result of any occurrence on the Leased Premises.

Upon the execution of this lease, Lessee agrees to provide Lessor with a Certificate of Insurance providing general

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