

VI.

Lessee agrees that it will not allow the premises to be used for purposes other than those in the normal course of their business; that they will not use or allow to be used said premises in any manner that would create a fire hazard or increase the rate of insurance thereupon, nor for any unlawful purpose, nor in such manner as to create a nuisance or disturbance in the neighborhood. Specifically, Lessee agrees not to allow any accumulation of junked, or wrecked automobiles upon the premises. Lessee agrees that this Lease may not be assigned nor the premises sublet without written consent of the Lessor.

VII.

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Lessor agrees to insure the building ~~to be constructed~~ on the property herein leased at Lessor's expense and to pay all taxes on the premises, including the improvements thereon, however, Lessee agrees to pay all taxes levied and assessed against the premises herein leased, including the improvements thereon, in excess of the amount levied and assessed against the premises on January 1, 1969.

VIII.

In the event that Lessee should continue to occupy said premises beyond the term of this Lease and no new Lease is entered into by the parties, the terms of this Lease shall continue to govern the tenancy, except that said occupancy shall be deemed to be on a month to month basis.

IX.

Lessee agrees that any alterations, renovations, or improvements made upon the property, or inside the building situate upon the property will be and become the property of the Lessor at the termination of the Lease period.