

It is understood and agreed that the Lessor shall pay the cost of insurance on the leased building and the costs of repair and upkeep of the parking area and the outside of the building, including the roof, and plate glass, for the full term of the said lease.

It is further understood and agreed by the parties hereto that Lessee shall pay to Lessor as additional rent the amount of any increase in real estate taxes on the portion of the building occupied by Lessee after the first reassessment subsequent to completion of the building. Lessor shall notify Lessee of the first full assessment of land and improvements when they receive notification by the proper authorities of such assessment. In the event there is any increase after such first full assessment which results in Lessee owing to Lessor additional rent, such additional payment shall be paid by Lessee to Lessor within thirty (30) days after notification by Lessor of the payment of such increase in taxes. Lessor shall furnish Lessee a copy of a receipt for payment of such taxes.

Lessor agrees to designate 17 spaces in the parking area in front of the demised premises to be used for the employees, guests, and customers of the Lessee. The Lessor shall paint on the curbing or in another equally obvious place wording which will clearly mark the spaces as being reserved for Baptist Book Store customers only. In addition Lessor agrees to provide 23 spaces in the parking area behind the demised premises to be used for the employees, guests and customers of the Lessee. Said parking areas shall be paved and lighted.

In the event there is a taking of the premises by any governmental body the Lessor may terminate this lease. In the event occupancy of the space for purposes of a retail store is, by any legally constituted agency, prohibited or restricted so that the operation of the store in the premises becomes unfeasible in the judgment of the Lessee, then the Lessee shall have the right to terminate this lease.