

point a third arbitrator, and the decision of any two of the arbitrators as to the fair market value of the property shall be final and conclusive.

(3) Tenant agrees to pay to Landlord a rental of Five Hundred Dollars (\$500.00) per month in advance on or before the 10th day of each month. It is agreed that the rent will be reviewed every three years and adjusted upward in accordance with any increase in the Cost of Living Index measured against that for January, 1972.

(4) Tenant shall pay all property taxes on the leased premises during the tenure of the lease.

(5) During the continuance of this lease, Tenant shall keep the buildings and improvements on the demised premises adequately insured against loss by fire or other casualty, and in the event of any loss as a result of which insurance proceeds are payable, Tenant shall use said proceeds forthwith to repair or replace the building or improvements damaged. Tenant agrees to hold the Landlord harmless from any claims, demands and suits connected with or arising from the use of the premises or the building.

(6) Tenant agrees to take the building and premises as they stand and agrees to be responsible for the entire maintenance thereof. Landlord shall have no responsibility with regard to maintenance and shall not be called upon to make any repairs, improvements or alterations during the term of this lease.

(7) Tenant agrees to make any and all repairs, improvements and alterations necessary during the term of this lease at Tenant's own cost and expense.

(8) It is understood and agreed that Tenant will be responsible for and pay all charges for water, gas, electricity and any other utilities used by it on the demised premises.