

not in any way damage or deface the said premises, or in the event of any such damage or defacement shall repair and restore same at its cost and expense.

12. The Tenant will not install or permit to be installed any pinball machine or other gaming devices which may be used for gambling purposes.

13. The Landlord hereby covenants that it will punctually pay all city, county, state or federal ad valorem taxes and special assessments levied in regard to the real estate hereby demised. The Tenant hereby covenants that it will punctually pay all city, county, state and federal ad valorem taxes levied in regard to personal property, fixtures and equipment located in or upon the demised premises and all other taxes assessed in regard to its operations on the demised premises which would or might be or become a lien upon any such property.

14. The Landlord covenants that it is in possession of the premises hereby leased; that it is entitled to enter into this Lease and grant the term hereby demised; that the Tenant will quietly enjoy the use of the property; that it will warrant and defend the right of the Tenant to remain in possession of the demised premises for the term hereof against the claim of any person or corporation whatsoever; and that it will remain current in all obligations which affect said premises during the term hereof.

15. The furnishings and equipment presently located in the leased premises are also leased to the Tenant by the Landlord. Schedule A is a complete list of such equipment and furnishings. It shall be the Tenant's responsibility to maintain the equipment and furnishings and to replace at Tenant's expense any lost, stolen, or broken items promptly. At the end of this lease, all items in Schedule A or their replacements will be returned to

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