

necessary changes in the gender of pronouns, shall in all instances be assumed.

16. Holding Over. In the event Lessee remains in possession of the demised premises after the expiration of this Lease, or any renewal thereof, and without the execution of a new Lease, it shall be deemed to be occupying said premises as a Tenant from month-to-month at a rental equal to the rental herein provided, which rental is to be payable monthly and otherwise subject to all conditions, provisions and obligations of this Lease insofar as the same are applicable to a month-to-month lease by operation of the law.

17. Captions. The captions of the paragraphs of this Lease are for convenience only, are not a part of this Lease, and do not in any way limit or amplify the terms and provisions of this Lease.

18. All Agreements. This Lease contains all the agreements between the parties and may not be modified in any manner other than by agreement in writing signed by all parties hereto, or their successors in interest or assigns.

19. Right to Cure Default. In the event of any act or omission of Lessee which would give the Lessor the right to cancel or terminate this Lease or to claim a partial or total eviction, Lessor shall not exercise such right until it has given written notice of such act or omission to the Lessee and given such Lessee a right of thirty (30) days for remedying such act or omission.

20. Insurance. The Lessee shall, at its own expense, insure all buildings and improvements on the demised premises and shall insure any of its property placed on the demised premises. Lessee shall further provide public liability insurance in single limits of One Million Dollars (\$1,000,000.00), naming Lessor as an additional insured, and shall hold Lessor harmless from any claim or liability for injury to person or property on the premises.

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