

to monthly rental as to the second and third option periods must be completed at least thirty (30) days prior to the expiration of the lease or said option period shall not be allowed. Tenant may exercise the within options only if it is not in default at the expiration of the original Lease period or any extension thereof.

5. Place of Payment. Rent shall be payable at such place as the Lessor may specify, in writing, from time to time, and a place once specified as the place for the payment of rent shall be such until it shall have been changed by written notice unto the Lessee by the Lessor, in the manner hereinafter prescribed for the giving of notice.

6. Use. Lessee covenants and agrees to use and occupy the Leased Premises during the term of this Lease for commercial purposes and further covenants and agrees to comply with all lawful laws, ordinances and regulations of all governmental authorities and agencies relating to the use of said premises.

7. Payment of Taxes. The Lessee covenants and agrees with the Lessor that the Lessee shall pay all real estate taxes, water and sewer charges, charges for public utilities, licenses and permit fees and other governmental charges, which at any time during the term of this Lease may be assessed or become due and payable on the demised premises. The parties hereto understand and agree that the taxes and charges for the last year of the term of this lease shall be prorated proportionately between Lessor and Lessee.

8. Indemnification. The Lessee covenants and agrees with Lessor that during the entire term of the Lease, the Lessee will indemnify and save harmless the Lessor against any and all claims, debts, demands, or obligations which may be made against the Lessor or against the Lessor's title in the premises arising by reason of, or in connection with, any alleged act or omission of the Lessee or any person claiming under, by or

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