

walls and approaches to said building.

5. The Lessor agrees to keep the building covered by this lease insured against loss by fire and in the event said premises are partially damaged by fire the Lessor will at his own expense repair and restore the same within a reasonable time thereafter, but in the event said buildings are unsuitable for the purpose for which the same are being used, in such event the Lessee may thereupon terminate said lease.

6. The Lessor agrees to pay, during the term of this lease, all taxes and assessments of every kind and description that may be lawfully levied or assessed against the land and improvements thereon hereby leased. The Lessee agrees to pay all license taxes and other taxes on the operation of the business upon the leased premises and all taxes and assessments lawfully levied or assessed against the equipment, furniture and fixtures and other personal property purchased by it or owned by it and brought upon the leased premises.

7. The Lessee shall bear, at its own cost and expense, any and all charges for water, gas, electric lights, power or any other utility services used on the leased premises during the term of this lease.

8. The Lessee is hereby given the privilege to erect, maintain and use any signs on the leased premises, including hanging or extension electric signs, the supports of which may be attached to the upper or outer part of the building, provided the same shall comply with the laws, ordinances and regulations applicable thereto of the city, county and state in which the leased premises are situated.

9. The Lessee reserves the right and privilege, after the payment of the rent to the expiration of this lease, of removing any and all trade fixtures, furniture, equipment and other fixtures of a similar nature purchased by Lessee or which may be installed by or at the expense of the Lessee.

10. The Lessor agrees that the Lessee, upon paying the rental herein reserved, and all other indebtedness due by the