

law under this lease obligation, and hereby assigns, for and during the term of this lease his homestead and exemptions.

5. The leased premises may not be sublet or assigned without the written consent of the Lessors.

6. The Lessors agree 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.

7. The Lessee hereby agrees that he will pay for all license taxes and other taxes in connection with the operation of the business to be operated on said leased premises.

8. 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 the Lessee or which may be installed by and at the expense of the Lessee, except those items fixed to, attached to or built in as will be designated by law as being a part of the realty. Damage caused by removal shall be paid by Lessee.

9. That the Lessee, upon the expiration of this lease, will deliver up said premises unto the lessors in as good a condition as they are in at the present time, reasonable wear and tear excepted.

10. The Lessors do hereby covenant and agree to maintain in good repair the roof, walls and outer entrances in a safe and sound and useable condition. The Lessee may make alterations and decorations to the leased premises as long as same do not damage or weaken the structural components of the building. The Lessee shall maintain the premises, except the roof, walls and outer entrances, and the fixtures at his own expense and shall keep same in good order.

11. The Lessors agree that the Lessee, upon the payment of the rental herein reserved, and the performance of the covenants and