

(h) To pay ad valorem taxes assessed against the furniture, fixtures, furnishings, equipment and other personal property on the leased premises, and to insure the same against loss or damage by fire and other casualty commonly included within the term "extended coverage" for its full insurable value; in the event of loss or damage to said personal property, the Lessee shall use so much of the proceeds of such insurance as may be required to replace or repair the property so destroyed or damaged.

(i) To carry a policy or policies insuring against loss or damage to the plate glass in the buildings in the premises in an amount sufficient to cover such loss or damage; and to carry an Owners-Landlord-and-Tenant policy of Liability Insurance with limits of not less than \$100,000/\$300,000 for personal injury and \$25,000 for property damage.

(j) To place and install in the buildings on the premises furniture, fixtures, furnishings and equipment of the best quality and highest durability so that the personal property so placed or installed shall be in keeping with the high quality of said buildings.

(k) To keep and maintain said furniture, fixtures, furnishings and equipment in first class condition and from time to time, as may be required, to replace the same with new and similar property of equal or greater value.

(l) To operate said motor hotel only in a proper and lawful manner.

8. MUTUAL COVENANTS: The Lessor and the Lessee mutually covenant and agree:

(a) That if the rent shall not be paid within ten (10) days after written notice of such non-payment or if the Lessee shall fail to perform any of the other covenants and agreements hereof within fifteen (15) days after written notice of such failure, the Lessor, at its option, may declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this lease terminated and take