

9. Any alterations to the building will be at the expense of the Tenant and must be approved by the Airport Commission in advance of the actual work being commenced. Consent to approval of alteration will not be unreasonably withheld.

10. Airport Commission to be responsible for maintenance only to the roof, side walls, and structural parts of the building. Tenant will be responsible for all other maintenance and repairs including broken glass, maintenance of grounds and repairs to the parking lot.

11. Tenant will, during the continuance of this lease, keep a policy of public liability insurance with respect to the demised premises and the business conducted by Tenant, and any sub-tenant in the demised premises, in which both Landlord and Tenant shall be named as parties covered thereby, or which provides equivalent protection to and is approved by the Landlord, and in which the limits of liability shall be not less than One Hundred Thousand Dollars (\$100,000.00) per person and Three Hundred Thousand Dollars (\$300,000.00) for each accident or occurrence for bodily injury and Twenty-five Thousand Dollars (\$25,000.00) for property damage.

12. Tenant will have the exclusive use of existing 15-33 runway, as shown by exhibit "B" of this lease agreement.

13. Brannon Aero Service or his successors or assigns shall have the right to cross that portion of the runway shown on exhibit "B" with aircraft only.

(CONTINUED ON NEXT PAGE).