

over and above the amount of the ad valorem taxes assessed against said premises for the first full calendar year during the term of this lease. Provided, however, that the Lessee shall have the right to contest all such taxes and, pending any such contest and during its continuance in good faith, Lessee may delay or defray the payment thereof, but not so as to lose the right of redemption from any sale under any tax, assessment, or governmental charge.

The Lessor covenants and agrees:

(1) To have erected upon the leased premises, a building consisting of approximately one thousand nine hundred and seventy-two (1,972) square feet in accordance with plans and specifications which have been mutually agreed upon, grading and surfacing for parking to be included.

(2) To maintain the roof, foundation, and outer walls of said building, to pay ad valorem taxes assessed against the leased premises except as hereinabove provided, and to adequately insure said building (exclusive of contents) against damage by fire, wind-storm, and other casualties commonly included within the term "extended coverage".

(3) That if the Lessee shall install in the leased premises trade fixtures, equipment, shelving, lighting, or other items of a similar nature, the Lessee may, at its election, remove the same at any time during the term hereof, provided that the Lessee is not in default hereunder and that any damage caused to the leased premises by such removal is restored by the Lessee.

The Lessee covenants and agrees:

(1) To accept the premises when the aforementioned building is

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