

(4) To keep said premises in a clean and sanitary condition, and, except for normal wear and tear and damage by fire, windstorm or other casualty, to deliver the premises at the end of the term hereof in the same condition and state of repair as at the time the lease period commences.

(5) Not to assign this lease or sublet the premises without the prior written consent of the Lessor; however, this consent will not be unreasonably withheld.

(6) To make no alterations, additions, or changes in the main structure of the building to be erected on the leased premises without the prior written consent of the Lessor.

(7) To permit the Lessor, from time to time, to enter the leased premises at reasonable hours for the purpose of inspecting the same to determine the extent of compliance by the Lessee with the terms hereof.

(8) To maintain at all times during the lease period public liability insurance insuring and protecting the Lessor and Lessee against all claims for injury and damage arising from or in any way related to the condition, operation, maintenance, and/or use of said leased premises in an amount of not less than Two Hundred Fifty Thousand (\$250,000.00) Dollars.

The Lessor and the Lessee mutually covenant and agree:

(1) That if during the initial ten (10) year term hereof the rent shall not be paid when due or if the Lessee shall fail to perform any of the other covenants and agreements hereof, the Lessor may give the Lessee written notice of its intention either to declare the rental for the entire term immediately due and payable

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