

thereto. Upon the termination of this lease or any extension thereof, the Lessee agrees to remove such signs or other devices and to repair any and all damage to the demises premises which may result from such removal.

6. Compliance with Building and Sanitary Codes.

The Lessee covenants that the leased premises and improvements thereon will, upon completion, comply in every particular with all sanitary, labor and building requirements of all laws or regulations applicable thereto.

7. Insurance Coverage. It is agreed that the Lessee will, during the continuance of this lease at his own cost and expense, keep the building or buildings to be erected by him on the demised premises insured to the extent of its full insurable value against loss by fire with extended coverage; and in the event the same be damaged or destroyed by fire or other cause so insured against, Lessee will repair such damage or destruction as promptly as practicable with the rent to continue while said repairs are made.

8. Payment of Taxes, Assessments and Utilities.

The Lessee agrees to pay all property taxes on the property herein demised including the property taxes on the land itself and property taxes due by reason of any improvements constructed or affixed or placed upon the property herein demised. The Lessee further agrees that he will pay all other levies and assessments levied upon the demised premises during the continuation of the lease and further agrees to pay for all water, gas and electricity used on the demised premises during the continuation of the lease. Should the Lessee fail to make any of said payments, the Lessors, at their option, may make said payments and increase the rental by said amounts paid.

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