

(6) All equipment now on the premises, including, but not limited to, diving boards, drink boxes, ice machines, and similar items are and remain the property of the Lessors, and the Lessee will have the right of enjoyment and use thereof for and during the term of this Lease; the Lessee specifically agrees and covenants to maintain and repair such items as and when necessary. Any re-usable or removable item of a like kind as above mentioned in this paragraph which is added to the property at the expense of the Lessee during the term of this Lease shall be, and remain, the property of the Lessee, and may, at the termination or expiration of this Lease, be removed from the property by the Lessee.

(7) If any governmental authority shall at any time during the term hereby demised, lawfully condemn and acquire title to the demised premises, or to any portion thereof, Lessors shall be entitled to and shall receive the award or payment thereof; provided, however, that the Lessee shall be entitled to receive any and all awards and payments made for damage to the business for the term of the Lease. The valuation of the Lessors' damages and the Lessee's damages and apportionment of the award shall be decided by agreement between them, or if they are unable to agree, the value shall be determined by arbitration.

(8) Lessee covenants and agrees to pay to Lessors, or deposit to their account as per the instructions of the Lessors, two deposits of money, each to be not less than Five Hundred & No/100 (\$500.00) Dollars; the first said deposit to be made on or before June 15, 1969 and the second such deposit to be made on or before July 15, 1969.

(9) Lessee covenants and agrees to obtain and pay for and keep in full force and effect throughout the

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