

thereof or upon termination of this Lease for any cause stated herein, any and all alterations, additions or improvements shall be and become the property of Lessor. Lessee shall be responsible for the maintenance, upkeep and repairs to the premises together with any and all buildings or improvements situate thereon.

(5) Lessee covenants and agrees to indemnify and hold harmless Lessor against any and all claims arising from the conduct or management of or from any work or thing whatsoever done in or about the leased premises or arising from any act or negligence of Lessee or any of his agents, employees, customers or lessees or arising from any accident, injury or damage whatsoever to any person or persons or to the property of any person or persons occurring during the term of this Lease in or about the leased premises and from all costs, attorney fees, expenses and liabilities incurred in or about any such claim or any action or proceeding brought therefor. In this connection, Lessee may at his option purchase public liability insurance in such amounts as he may deem advisable for his own protection and for the protection of Lessor.

(6) Lessor reserves the right to close the private drive extending along the northern side of the leased premises at any time should he so desire.

(7) It is further agreed that should Lessee vacate or abandon the leased premises prior to the expiration of this Lease or any renewal thereof, all furniture, fixtures and equipment of every kind and nature placed on or installed in said premises leased by Lessee shall be and become the property of Lessor.

(8) Lessee shall be responsible for the payment of all water and utility bills together with any and all ad valorem taxes accessed with respect to any and all improvements on the premises. Lessor shall be responsible for the payment of ad valorem taxes accessed with respect to the real estate.