

against loss or damage by fire or casualty and all extended coverage or other hazards for a sum not less than full insurable value thereof. Lessee shall insure all furniture, furnishings and equipment located in or on said premises.

Lessor covenants to provide on or before the commencement of the term of this lease and to keep in force during the term, a comprehensive public liability policy of insurance protecting Lessor and Lessee against any liability for injury to persons and/or property occurring in, on or about the demised premises, or any appurtenances thereto.

5. Repairs:

Lessor agrees, at its expense, to maintain the exterior of the leased premises including the parking area and the roof during the term of this lease. Lessee shall be responsible for all other repairs to the premises. It is specifically understood and agreed that all equipment and furnishings and fixtures which may be installed upon the premises by the Lessee will remain personal property and the title shall remain vested in the Lessee and the Lessee shall have the right to remove the same from the leased premises upon expiration of the lease period provided the rent is not then in arrears and provided any damages done to the building by the removal of such property shall be repaired by the Lessee.

6. Alterations:

Lessee may from time to time, at its own expense, alter, renovate or improve the premises, provided the same be performed in a good workmanlike manner, in accordance with accepted building practices and so as not to weaken and impair the structure or substantially lessen the value of the building. All such alterations, renovations and improvements shall be submitted for Lessor's approval before work is to be done.

7. Covenant of Quiet Enjoyment:

Lessor covenants that Lessee on the performance of the terms and conditions of this lease shall and may peaceably and quietly have, hold and enjoy the premises for the term aforesaid.

8. Damage to Premises:

If during the term of this lease the building, improvements in or appurtenant to the demised premises shall be destroyed or damaged by fire, storm, lightning, earthquake or other casualty, rental shall abate in such proportion as use of the premises by Lessee has been destroyed, and Lessor shall restore premises to substantially the same condition as before damage as speedily as practical, whereupon, full rental shall commence.

9. Default:

Upon the failure of Lessee to pay the rent at the times and in the manner hereinbefore provided, or upon the failure of Lessee to promptly perform any other covenant or agreement hereunder, Lessor may, at its option, terminate this lease and the term hereof by giving to Lessee at least thirty (30) days written notice of such termination, and after the giving of such notice, if such default is not cured by the date fixed therein for such termination this lease shall cease and come to an end on such fixed date and thereupon Lessee shall vacate and surrender the demised premises to Lessor and Lessor may re-enter and repossess itself of the same, discharged of this lease, and remove all persons and parties therefrom with or without legal process, and using such force as may be necessary so to do without being guilty of trespass, forcible entry or detainer or other tort. In the event of any