

3. Insurance: Tenant agrees during the term of Lease to maintain general comprehensive Landlord-Tenant liability insurance on the premises with minimum limits of \$500,000 for bodily injury or death to any one person, of \$1,000,000 for bodily injury or death to more than one person in accident, and of \$250,000 for property damage. Such insurance shall be the sole cost and expense of the Tenant.

4. Taxes: The Tenant shall pay all taxes, assessments, and other government charges of any kind or nature which at any time during the term of the Lease may be assessed, levied or imposed by any governmental authority upon or with respect to the Leased premises or with respect to the conduct of business thereon. It is intended that the taxes to be paid by the Tenant hereunder shall include any taxes assessed against Landlords to extent they are based upon or measured by the Leased premises.

5. Use of Premises: It is the intent and purpose of the Landlords and Tenant that the Leased premises shall be used solely as a paved parking facility, and that such parking facility is to be constructed by the Tenant subject to prior approval of the plans by the Landlords before any construction begins. It is further intended by the parties that the cost of construction for the paved parking facility is the sole expense and cost of the Tenant. Any other use would have to be approved by the Landlords.

6. Assignment and Subletting: Tenant will not assign, transfer, or mortgage this Lease or any interest herein without prior express written consent of the Landlords. Upon consent, the Tenant shall immediately furnish the Landlords with an executed copy of any instrument of assignment and the Post Office address of the assignee.

7. Maintenance and Repair: During the term of this Lease, Tenant shall, at its cost and expense, maintain and repair the Leased premises as necessary in order that the land be kept in accord to the standards and methods which are appropriate for the land of similar construction and class.

The Landlords shall not be required to furnish any service or facilities or make any repairs to the Leased premises. Tenant

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