

illegal business or occupation. Tenant further agrees that the premises shall be used only for the purposes of conducting a business therein and it will not permit anything to be done which might render void or voidable any policy of insurance on said premises insuring against fire or which might render any extra or increase the premium to become due and payable on such insurance.

12. Fixtures and Personal Property. Any trade fixtures, equipment, and other personal property installed in or attached to the demised premises by or at the expense of the Tenant or its subtenant(s) (including but not limited to, air conditioning, machinery and lighting fixtures) shall remain the property of Tenant and Tenant shall have the right at any time, provided that it is not taken in default hereunder, to remove any and all such fixtures; provided, however, that in such event Tenant shall repair any damage to the demised premises caused by such removal.

13. Surrender of Premises. That the Tenant, upon the termination of this lease or any extension thereof except as otherwise provided herein, will quietly and peacefully deliver up possession of said premises in as good a condition as they are at the present time of entering into this lease, reasonable wear and tear excepted. Upon the termination of this lease, all improvements shall become and remain the property of Landlord, except fixtures and personal property as set forth in Paragraph 12 above.

14. Sublease. The Tenant shall have the absolute right to sublet the premises with Landlord's written approval which shall not be unreasonably withheld.

15. Utilities. Landlord is to supply septic tank. Landlord to supply well water until such time as City water is connected, with the cost of such connection to be borne by Landlord. Tenant shall, at Landlord's request, pay proportionate share of the electricity costs for operation of well pump. Tenant shall pay all license fees covering the conduct to its business including gas and electric current, and any other public utility or service used by said Tenant. Likewise, Tenant shall maintain the interior of the building in a proper condition suitable to its business operation and shall be responsible for the routine and reasonable maintenance of the plumbing, heating and air conditioning systems. The Tenant may erect any advertisements, outside or inside, subject to Landlord's prior written approval.