

WILLIAM 010

5. Lessee shall be responsible for maintaining adequate public liability insurance and Lessor will maintain adequate fire and hazard insurance upon the building. In the event of destruction or major damage of the premises by fire or casualty to the extent that Lessee is unable to operate a commercial business, the parties agree that the payment of rent shall be suspended during the period when the building is unusable by Lessee.

6. Lessor shall be responsible for city and county taxes upon the real estate and Lessee shall be responsible for any taxes due by reason of the operation of a business.

7. Exclusive possession of the premises shall be delivered not later than August 1, 1979, and Lessee agrees to take possession prior to August 1, 1979 is offered by Lessor and to pay pro-rata rental amount from the date possession and use is given Lessee.

8. This lease shall not be assigned without the prior written consent of the Lessor, but Lessor agrees not to unreasonably withhold consent for such assignment.

9. Any additions or other improvements placed in or on the demised premises by Lessee shall be considered as personal property and shall remain the property of Lessee, who shall have the right to remove the same from the premises on the expiration of this lease.

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