

utilities, passageways or windows, written consent must first be obtained from LESSOR. Permission is granted the LESSEE by the LESSOR to remove one or all overhead doors and to alter the openings to suit so long as the door opening frame or frames are not altered or changed and the doors can be reinstalled when the building is returned to its original condition at the expiration of this lease and the exercised options. It is understood by the LESSEE that any and all alterations and improvements except the chain link fencing hereinafter stated shall be removed the building returned to its original condition, reasonable wear and tear excepted, at the LESSEE'S expense when the lease and/or exercised options expire or is terminated.

TAXES AND LICENSES: The LESSEE agrees that it will promptly pay as and when the same become due and payable all taxes, assessments and other charges which may be levied against the demised premises during the term of this lease and further agrees that in the event of its default therein, LESSOR may pay the same and add the amount thereof to the installment of rent thereafter falling due hereunder, together with any penalties and interest which may have been paid by LESSOR and together with interest at the rate of TEN (10%) PERCENT per annum from after the time of such payment by LESSOR.

The LESSEE shall pay all operating license fees for the conduct of its business, and ad valorem taxes levied upon its trade fixtures, inventory and stock of merchandise.

LIABILITY INSURANCE: LESSEE agrees to maintain sufficient and adequate liability insurance coverage in the amount of not less than \$500,000.00 in Bodily Injury coverage and not less than \$100,000.00 in Property Damage coverage, and shall at all times and under all circumstances save the LESSOR harmless from liability of any nature resulting in, upon, or about the premises as herein leased to LESSEE. Said insurance shall not be subject to cancellation except after at least ten (10) days prior written notice to LESSOR, and the policy or policies, or duly executed certificate or certificates for

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