

and 1131 or 685

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All notices by the Lessee shall be sent in accordance with Paragraph K of this lease.

The Lessee agrees to maintain all improvements on the demised premises with the exception of the roof and downspouts which Lessor shall maintain. Lessor shall pay all taxes assessed against the leased premises. The Lessor agrees to adequately maintain insurance on the building and leased premises against damage by fire, windstorm, and other casualties commonly included within the term "Extended Coverage", such policy to be in the name of the Lessor with the proceeds thereof payable to the Lessor.

The Lessee further covenants and agrees:

- (1) To accept the premises on August 1, 1980.
- (2) To pay all water, gas, heat, electric power, and other charges for utilities used on said premises during the term hereof.
- (3) To keep said premises in a clean and sanitary condition, and except for normal wear and tear, to deliver the premises and improvements at the end of the term hereof in their present condition and state of repair.
- (4) To make no alterations, additions, or changes in the main structure of the building on the leased premises without prior written consent of the Lessor.
- (5) The Lessee shall during the entire term of this lease at its own cost and expense, maintain plate glass insurance insuring all plate glass against breakage, and the Lessee agrees to furnish Lessor upon demand a certificate of such insurance.
- (6) Lessee may install and maintain electric or other artistic signs capable of being illuminated, advertising its business or products sold on the demised premises, provided that Lessee obtains the necessary permits from proper government authorities for the erection and maintenance of said signs or sign, and the prior written approval and consent of the Lessor as to size, location, and method of installation of such signs on the premises which approval will not be unreasonably withheld.

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