

2. Landlord agrees at its expense to keep in force fire and extended coverage insurance policies for the full insurable value of the building located on the leased premises, and agrees to carry as much as Twenty-five Thousand and no/100 (\$25,000.00) Dollars, if such an amount of insurance coverage is obtainable from a reliable insurance company. In the event of a partial destruction of the building by fire or other casualty -- that is, to an extent of less than fifty (50%) per cent -- it is agreed that the Landlord will promptly restore the building to the condition in which it existed prior to the partial destruction and will abate the rent in proportion to the extent to which the premises are not fit for use, until the restoration has been completed. In the event of destruction of the premises by fire or other casualty to an extent greater than fifty (50%) per cent, it is agreed that the Landlord and Tenant will attempt to reach a mutual agreement with regard to the plans and specifications by which the building will be restored or by which a new building will be constructed. In the event the Landlord and Tenant are unable to agree on such plans, then the Landlord shall appoint one representative and the Tenant shall appoint one representative for the purpose of arbitrating the matter. If the two arbiters cannot agree on the plans, then they shall appoint a third party and the decision of the three arbiters shall be final and binding upon the Landlord and Tenant.

3. Landlord agrees to supply water to the Tenant from a deep well which the Landlord owns at a point some distance from the leased premises. Tenant agrees during the term of this lease to pay one-half ( $\frac{1}{2}$ ) of the cost of maintaining or replacing the pump which draws the water from the deep well and supplies it to the building on the leased premises. Tenant further agrees to pay one hundred (100%) per cent of the cost of the electric current required to operate the said pump.

4. Landlord agrees during the term of this lease to pay all ad valorem taxes on the leased premises.

5. Tenant agrees to maintain the building in good condition of repair, ordinary wear and tear excepted, and also agrees to keep the grounds immediately adjacent to the building in a clean and attractive condition.