

Tenant, pay the same and the provisions contained in Paragraph 10 hereafter shall apply. It is the intention of the parties hereto that Landlord shall receive the rents herein reserved and all sums which shall or may become payable hereunder by Tenant under any contingency free from all taxes, charges, expenses, damages and deductions of every kind or sort whatsoever. Tenant shall and will and hereby expressly agrees to pay all such sums which, except for the execution and delivery of this lease agreement, would have been chargeable against said premises and payable by the Landlord.

5. Fire and Casualty Insurance. Tenant shall keep the improvements demised herein insured against fire and other casualty with an insurance company acceptable to Landlord in the amount of Thirty-Five Thousand (\$35,000.00) Dollars, which insurance shall insure the Landlord and Tenant as their interest may appear. The cost of such insurance shall be born by Tenant.

6. Repair and Maintenance. The building and improvements leased herein shall be kept in good and substantial order and repair at all times by Tenant at his sole cost and expense. Tenant shall comply with all laws, ordinances, orders, regulations of every kind and nature and, whether the same or any of them relate to ordinary or extraordinary, structural or non-structural changes or requirements to or in and about said building and the improvements leased herein, Tenant shall be responsible for any changes or requirements incident to or as the result of the order of any agency or department having jurisdiction over said building and improvements and shall pay any and all costs and expenses incidental to such compliance and shall indemnify and save harmless Landlord of and from all costs, expenses, claims and damages by reason of any legal requirements filed against or imposed upon said building and improvements or any part thereof or against Landlord as owner thereof because of the failure of Tenant to comply with this Paragraph.

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