

5. The Lessor agrees to pay, during the term of this lease, all taxes and assessments of every kind and description that may be lawfully levied or assessed against the land and improvements thereon hereby leased.

6. The Lessee hereby agrees that he will pay for all license taxes and other taxes in connection with the operation of the business to be operated on said leased premises.

7. The lessee reserves the right and privilege, after the payment of the rent to the expiration of this lease, of removing any and all trade fixtures, furniture, equipment and other fixtures of a similar nature purchased by the lessee or which may be installed by and at the expense of the lessee.

8. That the lessee, upon the expiration of this lease, will deliver up said premises unto the lessor in as good a condition as they are in at the present time, reasonable wear and tear excepted.

9. The lessor does hereby covenant and agree to maintain in good repair the roof, walls and outer entrances in a safe and sound and useable condition.

10. The lessor agrees that the lessee, upon the payment of the rental herein reserved, and the performance of the covenants and agreements herein provided, the lessee shall peacefully and quietly hold and enjoy the demised premises for the term aforesaid.

11. It is further understood and agreed, that should any installment of rent be past-due and unpaid, for a period of ten (10) days after the first of any month, or should the lessee fail to perform any of the other terms and conditions of this lease after being so notified of failure to perform, by the lessor for a period of ten (10) days of its failure to perform or should the lessee go into bankruptcy or be placed in the hands of a receiver or make a general assignment of their property for the benefit of their creditors or file a Petition pursuant to any State or Federal laws for the