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4. LESSEE may erect and maintain such signs as he may desire in connection with his business on the leased premises, if LESSEE complies with all required local ordinances or regulations pertaining thereto; provided, however, that LESSEE shall save LESSORS harmless from all loss, cost, liability or expense of any kind or nature arising out of the erection or maintenance of any such signs. Nothing hereinafter contained shall be construed as giving any other person the right to erect signs on the leased premises.

LESSEE HEREBY COVENANTS THAT:

5. LESSEE shall pay without demand the rental installments hereinabove provided and shall use the premises for the operation of an ice skating rink and related and incidental facilities and for no other business or purpose without the written consent of the LESSORS.

6. LESSEE shall pay without demand a portion of the ad valorem taxes on the premises which shall equal one-half of the taxes assessed against property owned by the LESSORS herein named on White Oak Drive, less any assessments for improvements on the premises prior to this lease. LESSEE shall pay without demand all taxes assessed against the premises during the term of this lease by virtue of any improvements made by LESSEE on the premises.

7. LESSEE shall carry insurance against public liability for injuries which might be sustained by persons using the leased premises in an amount not less than Five Thousand and no/100 (\$5,000.00) Dollars each person, Ten Thousand and no/100 (\$10,000.00) Dollars each accident, and Five Thousand and no/100 (\$5,000.00) Dollars property damage, and shall save LESSORS harmless from all damages or claims resulting from injuries sustained by persons using the leased premises.

(CONTINUED ON NEXT PAGE)