

against the leased premises and improvements thereon. Lessee shall not be liable for assessments for street or sidewalk improvements, inheritance, income or gift taxes, regardless of whether directly or indirectly effected by the leased premises. Taxes for the first and last years to be prorated.

2. That it will keep the office and garage building insured against loss by fire, with extended coverage and against loss by windstorm in an amount of not less than Forty-Eight Thousand and No/100 (\$48,000.00) Dollars, with loss payable to Lessor or his assigns, in a company or companies acceptable to Lessor.

3. That during the life of said lease, and any extension thereof, it will maintain the leased premises in good condition other than for damages by fire or other casualty, and at the termination hereof, will return the premises to Lessor in as good condition as they shall be at the beginning, ordinary wear and tear and loss by fire or other casualty alone excepted. It is further understood and agreed that the Lessor will not be liable or responsible to the Lessee or to any other person for any injury, damages, claims or causes of action which may arise by virtue of any defects in said premises and the Lessee indemnifies and saves Lessor harmless from any loss or losses which may result from any such defects should they occur.

4. That it will furnish such lights, power, water and heat, and other utilities as it may need at its own expense.

The Lessor covenants and agrees:

1. That he will let a contract for the improvements called for by the plans and specifications hereto attached and will see that the work is pressed to a completion as rapidly as circumstances will permit.

2. That the total cost of the improvements called for by the plans and specifications as hereto attached will not exceed Sixty-seven Thousand One Hundred and No/100 (\$67,100.00) Dollars.

(Continued on next page)