

2. Use of Premises. The Lessee shall have the right to sublet all or part of the within-described premises for any legal and lawful purpose with the exception of a retail liquor store, or a grocery store fronting on 291 By-Pass; however, the Lessee shall not use or permit said premises or any part thereof to be used for any purpose that would cause any waste or nuisance which would tend to depreciate the value of the real estate covered by this lease agreement.

3. Maintenance and Repairs. Lessors shall not be responsible for any repairs or maintenance to the leased premises. Lessee agrees that he will, at his own expense, keep and maintain the interior and exterior of the building or buildings, including all plumbing, heating, and air conditioning equipment in good order and repair during said term. The Lessee also covenants that he will keep and maintain the remainder of the premises, including entrances, exits, parking areas and drainage facilities in good condition and repair.

4. Liability. The Lessee covenants that he will save Lessors harmless against any loss of liability of any nature whatsoever that may be incurred in or about the demised premises during the term of this lease, it being understood that Lessee will have full control of the entire premises during the term of this lease, except that the Lessee shall not be liable to the Lessors in the event any of the liabilities occur through acts of the Lessors or their agents or employees.

5. Signs. The Lessee shall have the right to place signs or other advertising devices on the building or buildings or the premises provided that such signs comply in all respects with laws and municipal ordinances relating

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