

of which may be attached to the upper or other part of the building on which the leased premises are a part; provided that the same shall comply with the laws, ordinances and regulations applicable thereto, of the city, county, and state in which the leased premises are situated. The Lessors covenant to cooperate with the Lessee for the purpose of obtaining any permit, license, or consent necessary for the erection and maintenance of such signs.

13. It is agreed that all property of any kind that may be on the leased premises during the continuance of this Lease shall be at the sole risk of the Lessee, and Lessee agrees to hold harmless the Lessors from and against any injury, loss, or damage to the Lessee and/or to any other person or property on the premises. It is further agreed that for the protection of the Lessors and the Lessee, the Lessee will carry Owner's, Landlord's, and Tenant's public liability insurance in amounts of not less than \$25,000/\$50,000, naming the Lessors as Insured, and to furnish Lessors with certificates of such insurance.

14. In the event any portion of the leased premises shall be taken by public or quasi public authority under the power of eminent domain, the minimum monthly rental herein specified to be paid shall be ratably reduced according to the area of the leased premises which may be taken, and the Lessee shall be entitled to no other consideration by reason of such taking, and any severance damages occasioned by the taking of any portion of the leased premises and any damages to any building or other structure erected thereon shall be paid to and received by the Lessors, and the Lessee hereby relinquishes to the Lessors any rights to any such damages.

15. The parties hereto shall have the option to renew this Lease for an additional ten (10) years, upon the terms and conditions agreeable to both parties.

16. The Lessors covenant and agree that the Lessee, upon paying the rent herein reserved, and upon performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid.

17. This Lease Agreement shall inure to the benefit of and shall be binding upon the heirs, executors, administrators, and assigns of the respective parties hereto, and may be assignable by the Lessor or Lessee.

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