

in advance on the first day of each and every month during said renewal term.

It is further understood and agreed between the parties hereto that should there be any increase over the 1971 county or any property taxes, the Lessee will pay this increase when due during the period of this lease or any renewal thereof.

The rent shall begin on September 1, 1972.

INSURANCE

Lessee shall maintain during the term of this lease, or any renewal or extension thereof, in full force and effect public liability insurance for its own protection against injuries, accidents, or cause for action, of every nature and kind whatsoever that may arise from the use and occupation of said premises by Lessee.

UTILITIES

Lessee will pay all charges and bills for water, gas and electric current which may be assessed or charged against said Lessee during said terms.

REPAIRS AND MAINTENANCE

Lessee will make all repairs, except repairs to the roof, in the interior and exterior of the premises hereby leased and will indemnify and save harmless said Lessor from and against all mechanics liens or claims by reason of any such repairs, alterations, or improvements which may be made by Lessee on said premises. Lessor will at its own cost and expense maintain in good condition and repair the roof of the leased premises.

ALTERATIONS AND IMPROVEMENTS

Lessee may during the continuance of this lease make such alterations or improvements as may be proper or necessary for the conduct of Lessee's business or for the full beneficial use of the premises. Lessee shall pay all costs and expenses thereof (except as otherwise herein provided) and shall make such alterations and improvements in accordance with applicable laws and building codes in a good and workmanlike manner. All alterations and additions to the leased premises shall remain for the benefit of the Lessor. No structural changes may be made by Lessee without written approval of Lessor, and said written approval of Lessor shall not be unreasonably withheld.

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