

14. To lease no other store in the building, of which the leased premises is a part, for the operation primarily of a liquor and beverage store.

THE TENANT AGREES DURING THE TERM OF THIS LEASE:

15. To pay the rent as stipulated above.

16. To permit the Landlord, or her agent, to visit the premises for the purpose of making inspection or repairs at any time during business hours.

17. To keep the interior of the building painted and in good condition of repair, and to surrender the premises at the expiration of this lease without injury or abuse on its part, natural wear and tear and the acts of God excepted.

18. For the protection of the Landlord and Tenant, Tenant shall carry owner's landlord's and tenant's liability insurance in an amount not less than \$25,000.00 for each person, \$50,000.00 for each accident or bodily injury and \$5,000.00 property damage, and to furnish to the Landlord each year copies of such policy to evidence the fact that this insurance is continuously in force and effect.

19. To pay for gas, water, fuel and electricity used.

20. To erect no sign on the leased premises without the approval of the Landlord.

21. The Tenant agrees to indemnify and hold harmless the Landlord from any liability which may occur while the Tenant has possession of the premises during the term of this lease.

IN WITNESS WHEREOF, the Landlord and the Tenant have hereunto set their hands and seals the day and year first above written.