

said premises to be and become the property of Lessor at the termination of this Lease or any extension thereof. In addition thereto, Lessee is to be responsible for the maintenance, up keep and repairs to said premises together with the buildings thereon situate.

(5) Lessee leases said premises for the operation of a tavern and covenants and agrees to imdenify and save harmless Lessor against any and all claims arising from the conduct or management of or from any work or thing whatsoever done in or about the leased premises or arising from any act or negligence of Lessee or any of his agents, employees or customers, or arising from any accident, injury or damage whatsoever, to any person or persons or to the property of any person or persons occurring during the term of this Lease in or about the leased premises and from all costs, counseled fees, expenses and liabilities incurred in or about any such claim or any action or proceeding brought therefore. In this connection Lessee may at his option purchase public liability insurance in such amounts as he may deem advisable for his own protection and protection of the Lessor.

(6) Lessor reserves the right to close the private drive extending along the northern side of the leased premises at any time should he so desire.

(7) It is further agreed that should Lessee vacate or abandon the leased premises prior to the expiration of this Lease or any renewal thereof, all furniture, fixtures and equipment of every kind and nature placed on or installed in said premises leased by Lessee shall be and become the property of Lessor.

(8) Lessee shall be responsible for the payment of all utility bills.

(9) Lessee shall not assign this Lease nor sublet any protion of the premises without the written approval of Lessor and the same shall not be assigned or mortgaged without the written

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