

(11) The Landlord agrees to keep the roof, outer walls and structural portions of the said building in good repair. The Tenant shall be responsible for any improvements to the interior of said building and further shall pay all costs of utilities, including but not limited to gas, heat, electricity, water, sewer, telephone, plumbing and any repairs thereto; and in the event the building is legally condemned, the Tenant shall have the right to terminate this Lease on a thirty days' written notice.

(12) The Tenant agrees, during the term of this Lease, to pay the rent as stipulated above.

(13) The Tenant agrees to permit the Landlord or his agents to visit the premises for the purpose of making inspection or repairs at any time during business hours.

(14) The Tenant agrees to keep the interior of the building painted and in good condition and 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.

(15) For the protection of the Landlord and Tenant, the Tenant shall carry owner's, landlord's and tenant's liability insurance in an amount not less than \$100,000.00 for each person, \$300,000.00 for each accident for bodily injury and \$25,000.00 property damage, and to furnish to the Landlord each year copies of such policy or policies to evidence the fact that this insurance is continuously in force and effect.

(16) The Tenant agrees to erect no sign on the leased premises without the approval of the Landlord.

(17) The Landlord hereby gives the Tenant the right to renew this Lease for an additional two-year period at a price to be agreed upon by and between the parties if the Tenant gives the Landlord ninety days' written notice of his intention to renew said Lease prior to when this Lease expires.

(18) The Landlord hereby gives the Tenant permission to cut a door into the adjoining property which Tenant now owns and occupies (formerly the Pantry Restaurant), with the understanding that if the

*[Handwritten signatures]*

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