

on the leased premises. Thereafter the Lessee shall pay all taxes for the period of time this lease is in effect. The Lessee shall pay for the installation and use of all utilities during the entire period of time this lease is in effect.

8) CONDUCT OF LESSEE

Lessee may conduct any lawful business which it may choose on the premises. Lessee shall conduct its business on the premises as a fully independent businessman with full authority to operate any lawful business without any control or supervision as to any part of the operation of such business and shall be free from any control or right of control by Lessor over any of Lessee's activities. Lessee shall at no time act as the agent or servant of the Lessor. Lessee covenants that it will conduct its business on the premises so as not to jeopardize the property of the Lessor.

9) ORDINANCES

Lessee shall observe and comply with all laws, rules, ordinances and regulations of Federal, State and County Government applicable to the premises. Lessee shall have the right to legitimately contest any such laws and Lessee agrees to indemnify the Lessor from all costs of of any kind arising from such contest or failure to comply with such laws.

10) HOLD HARMLESS CLAUSE

The Lessee agrees to save and hold harmless the Lessor from any and all claims arising out of the use of the premises and the actions of its agents or servants. It is understood and agreed that the Lessee has full control and right to possession of the premises and that the responsibility for keeping the premises in a safe condition is solely with the Lessee, and, Lessor shall not under any circumstances be liable for any injury sustained by any person or persons arising out of any failure to keep the premises in a safe condition.

Lessee agrees to secure an Owner's, Landlord's and Tenant's liability insurance policy on the premises insuring the Lessor and Lessee with limits of at least \$100/300/10. Lessee agrees to keep such coverage in effect and in the event it does not do so, Lessor may secure such insurance at Lessee's expense.

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