

liability coverage for \$100,000.00 bodily injury and \$50,000.00 property damage, naming the Lessor as an additional insured. Such general liability insurance shall be kept at Lessee's sole expense, and renewal certificates shall be provided to Lessor upon his request.

It is understood and agreed that the Lessee shall maintain its own insurance on its merchandise, equipment, and possessions in such amounts and with such types of coverage as Lessee desires. Further, Lessee shall maintain fire and extended coverage insurance on the building in the amount of Fifty Thousand (\$50,000.00) Dollars and shall provide Lessor with a Certificate of Insurance naming Lessor as the insured. It is agreed between the parties that they shall share equally in the cost of fire insurance coverage.

5. ALTERATIONS OR ADDITIONS: The Lessee shall have the right, upon the written consent of the Lessor, which shall not be unreasonably withheld, to make additions or alterations to the Leased Premises so long as the cost of such additions and alterations is paid by the Lessee and all such work is done in a workmanlike manner and without damage or injury to the premises and in conformance with all applicable laws, ordinances, rules or regulations. Alterations and additions made by the Lessee shall at the termination of this lease, by expiration of the term or otherwise, remain the sole property of the Lessor (except for trade fixtures removable without undue injury to the premises). The Lessee shall promptly pay and discharge all bills for work done or materials furnished on the Leased Premises at the request of the Lessee, and in the event any damage is done to the premises upon the removal of the trade fixtures by the Lessee, it shall be repaired at Lessee's expense.

6. MAINTENANCE AND REPAIR: The Lessee, at its sole expense, shall maintain and keep in good repair the exterior and the interior of the building including but not limited to, plate glass, doors, all electrical, air conditioning and heating units, plumbing and gas pumping systems, the parking areas and driveways

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