

its agents or employees; and for that purpose to carry owner's, lessor's and lessee's liability insurance in amounts of not less than One Hundred Thousand and No/100 (\$100,000.00) Dollars each person, Two Hundred Fifty Thousand and No/100 (\$250,000.00) Dollars each accident for bodily injury and Twenty Five Thousand and No/100 (\$25,000.00) Dollars property damage, and to furnish the Lessor each year with copies of such policy to evidence the fact that this insurance is continuously in force and effect.

18. The Landlord shall pay all taxes assessed against the leased premises.

19. The Landlord agrees that the Tenant, upon paying the rental herein reserved, and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the devised premises for the term aforesaid,

20. It is further understood and agreed that the Tenant shall have the right, privilege and option of purchasing the leased premises hereinabove described at a price of One Hundred Sixty Thousand (\$160,000.00) Dollars plus the actual cost of the showroom referred to in paragraph 3 of this lease, by giving written notice of exercise of the option to purchase to the Landlord within ninety (90) days from the date of commencement of this lease. The closing date of such purchase shall be within twenty (20) days after the date notice of the exercise of the option is given to the Landlord.

IN WITNESS WHEREOF, the Landlord and Tenant have hereunto set their hands and seal and caused this instrument to be executed in duplicate the day and year first above written.

In the presence of:

John S. Toop
Andrew B. Maxion
 As to Landlord

Yessan L. Gannon (SEAL)
 LANDLORD

John S. Toop
Andrew B. Maxion
 As to Tenant

DC [Signature] (SEAL)
 TENANT

(Continued on next page)