

show. PROVIDED HOWEVER, in the event that the Lessee did not recover all costs expended for improvements during the original five (5) year term of this lease, the minimum rental during the five (5) year renewal period shall be reduced by one-half (1/2) until the amounts expended are recovered in full.

IMPROVEMENTS. 4. It is understood and agreed that it is the intention of the Lessee to make certain improvements, alterations or additions to the demised premises at the expense of the Lessee in the amount of twenty-five thousand dollars (\$25,000.00) or more. Lessee agrees to submit plans for such major improvements, alterations, or additions to the Lessor for the approval of the Lessor's grounds committee. If Lessor does not approve the plans, the Lessee may cancel the lease. Lessee agrees that no improvements, additions or alterations will be made without such approval. All improvements, alterations and additions made by Lessee on the demised premises shall become the property of the Lessor upon the termination of this lease if it is not renewed, or in the event that the Lessee exercises its option to renew, upon the termination of said renewal period.

UTILITIES AND SERVICE CHARGES. 5. Lessee agrees to pay for all electricity and water used by it. Further, Lessee agrees to pay for any garbage service charge or grounds cleaning charge incurred due to its use of the demised premises.

INSURANCE. 6. Lessee agrees to provide, at its expense, a public liability policy of insurance, furnishing Lessor with a copy of same, and will save Lessor harmless from any claim or causes of action which may be instituted on account of injuries or property damage received on the leased premises during the use of it by the Lessee, other than claims or causes of action resulting from the negligent or willful acts or omissions of the Lessor.

PARKING. 7. Lessor specifically grants to Lessee the right and privilege to use the midway area (that is the area inside the fence) for parking cars, trucks and other vehicles.

USE OF GROUNDS. 8. Lessee agrees that its use of the demised

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