

for the benefit of the Lessee and the Lessor and the Lessee shall furnish the Lessor with certificates evidencing such insurance. The Lessor shall maintain, at all times, fire and extended coverage insurance upon the building hereby demised in an amount of not less than Twenty Thousand Dollars (\$20,000.00). The Lessee shall maintain, at all times fire and extended coverage insurance, together with insurance upon the boiler owned by the Lessee, upon the machinery, trade fixtures and appliances located upon said premises in an amount not less than the balance due upon the notes and mortgages executed simultaneously herewith by the Lessee unto the Lessor and the Lessee shall furnish the Lessor with certificates evidencing such insurance.

19. The Lessor agrees to pay, during the term of this lease, all taxes and assessments of every kind and description that may be lawfully levied or assessed against the land and improvements thereon hereby leased. The Lessee agrees to pay all license taxes and other taxes on the operation of the business upon the leased premises and all taxes and assessments lawfully levied or assessed against the equipment, furniture and fixtures and other personal property purchased by it or owned by it and brought upon the leased premises.

20. The Lessee covenants and agrees that it will save harmless and indemnify the Lessor from and against all loss, liability or expense that may be incurred by reason of any accident with the machinery, equipment, passageways, alleys, gas, water, boiler, pipes or from any damage, neglect or misadventures to persons or property, arising from or in any way growing out of the use, misuse or abuse of the premises hereby leased.

21. The Lessee reserves the right and privilege, after the payment of the rent to the expiration of this lease, of removing any and all trade fixtures, furniture, equipment and other fixtures of a similar nature purchased by Lessee or which may be installed by or at the expense of the Lessee.

J.C.D.
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