

End air conditioning equipment, carpet and tile, kitchen equipment, floor and the replacement of all broken or damaged glass; that it will paint and redecorate the interior of the building from time to time when necessary to put the premises in first-class condition for the conduct of its business:

(g) That it will not make any structural changes or improvements or additions to the leased premises without the written consent of landlord.

(h) That it will indemnify and save harmless the landlord from any claim or loss by reason of the Tenant's alleged use or misuse of the leased premises or from any claim or loss by reason of any accident or damage to any person or property happening on the leased premises. Tenant will furnish landlord with evidence of public liability insurance in companies acceptable to landlord, insuring tenant and landlord against such claims in amounts acceptable to the landlord.

(i) That it will purchase and maintain fire and casualty insurance on the contents in the building herein leased, such insurance to be with companies and in amounts approved by the landlord. It is understood and agreed that the landlord will secure fire and casualty insurance coverage on the building herein leased and a certificate will be forwarded to tenant, and it is hereby agreed that the tenant shall pay any increases in the insurance premiums with respect to said building above the premiums charged for the first lease year during the term of this lease.

(j) With respect to all equipment in the leased premises, including, but not limited to, kitchen equipment, heating and air conditioning and plumbing equipment, tenant will perform all maintenance necessary and proper to keep such equipment in good operating condition, such maintenance to be in accordance with the manufacturer's suggested maintenance on all such equipment.

(k) That it will surrender the leased premises at the termination of this lease in as good condition as they shall be

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