times be available for inspection by Licensor, and shall furnish Licensor quarterly and within thirty (30) days after termination of this agreement a full, correct, and accurate financial statement of all receipts and expenses of said activities during the entire term of this agreement.

4. Licensor is under no duty to furnish or supply to the Licensee any electricity, water or other utilities under this agreement. If such utilities are available, Licensor may allow Licensee to use the same and charge Licensee the estimated usage thereof. It is understood and agreed that should Licensee desire artificial light, electricity, water or other utilities, Licensee may arrange with the utility company involved, at the cost of Licensee, for the furnishing thereof. Licensor is under no duty to furnish light globes or other articles to the Licensee or make any repairs to the premises to be used by the Licensee under this agreement.

5. Licensee agrees that they will, during the term hereof, conduct said business in a proper manner and in accordance with the laws and regulations of the State of Alabama and of the City of Hueytown, and at the end of each day's use of the licensed premises, Licensee agrees to promptly remove all bottles, cans, food paper, trash, waste, refuse and overgrown grass & weeds from such premises, which shall be deemed to include the concession stand, restrooms, playing fields, and seating areas within the licensed premises, and also the area of the licensed premises within one hundred fifty (150) feet of the above said facilities. Licensee shall maintain all facilities in clean and good order and shall promptly repair any defects that occur during their use thereof.