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5. Lessee will keep interior of all buildings on premises herein demised in such repair as same are in at commencement of this lease, or may be put in during continuance thereof, take good care of demised premises and will, at termination of this lease, deliver up same in good condition, ordinary wear and tear, damage by fire or other unavoidable casualty excepted.

6. Lessee will pay all taxes, of every kind whatsoever which may be levied against premises hereby leased, by any city, county, state or other governmental authority.

7. Lessee will procure, keep and maintain, in full force and effect throughout the term of this lease, or any extension or renewal thereof, fire and extended coverage insurance in amount appropriate to investment of Lessor in physical structures on demised premises.

8. Lessee may alter and change buildings on demised premises, at its own cost and expense, when necessary, for purpose of its business, provided such alterations are done in first-class workmanlike manner.

9. In event Lessee desires Lessor to make substantial alterations or major additions to premises for purposes of its business, and Lessor agrees to make such alterations and additions, then Lessee shall pay to Lessor as annual rental in addition to annual rental hereinafter specified, a sum equal to 10% of cost of such substantial alterations or major additions.

10. Lessee will furnish, at its own cost and expense, all water, heat, light and other utility services used on demised premises.

11. Lessee may, at or before termination of this lease, remove any fixtures placed by it in any building on demised premises, provided that in so doing it shall not injure or in any way damage or deface such building.

12. In case Lessee fails to pay monthly installments of rent herein provided for, or perform any other condition or covenant herein specified on its part to be performed, within thirty (30) days after receipt of written notice, sent by Lessor, via registered mail, to Lessee, at address hereinafter mentioned, stating that a specific breach, omission or default on part of Lessee is claimed to exist and that Lessee is required to correct such breach, omission or default within thirty (30) days, then Lessor may enter premises and expel Lessee therefrom without prejudice to any legal remedies it may have under this lease or otherwise.