

its own expense, and LESSOR may re-enter and repossess such portions of said premises as may be required to make the necessary repairs, in which event a proper allowance on the rent of said premises shall be made in view of the time consumed in making such repairs and the usable area of the premises available to LESSEE during such repairs.

10. LESSOR agrees to pay all real estate taxes and assessments levied against the herein demised premises except as otherwise provided in paragraph 13 of this lease.

11. LESSOR agrees promptly to make all structural repairs which may be reasonably necessary during the term of this lease, including but not limited to repairs to the roof, walls, and downspouts and exterior painting and all repairs, alterations, installations and improvements required by any public authority. LESSEE shall be responsible for all interior repairs and maintenance/with the exception of such as ^{and for maintenance of the yard, walks and parking area} may be determined to be caused by settling or result from structural defects, or as set forth in Paragraph 12 hereof.

12. LESSEE will be responsible for maintenance and service on any heating and air conditioning system and equipment installed on the premises and may discharge such responsibility by entering into a service contract with a responsible service contractor. LESSOR will be responsible for the replacement of any such system and equipment or parts thereof due to inadequate capacity or defective materials or workmanship or for any reason other than damage by LESSEE.

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