

provisions as contained in this lease, which shall be exercised by written notification by the Lessee to the Lessor of its intention to exercise this right at least sixty (60) days prior to the termination of this lease.

V

The Lessee shall not assign this lease or sublet the demised premises or any part thereof without first obtaining the written consent of the Lessor.

VI

The Lessor agrees to keep in good repair and condition during the term of this lease or any extension thereof the roof, outer walls, downspouts, floor, and structural portions of the demised premises. The Lessor shall not be liable for any damages from leaks or other causes resulting from the condition of the roof, outer walls, downspouts, floor, and structural portions, should any occur, except those which may result from the Lessor's failure to repairs any defects therein, but then only after written notice of such defects given by the Lessee to the Lessor and a reasonable time to make such repairs has elapsed. Except as herein provided, the Lessor shall not be called upon to make any repairs or alterations, and the Lessee agrees to take the demised premises in its present condition. The Lessor shall not be responsible for any damage caused to the Lessee by the acts or omissions of any of the other Tenants of the Lessor in the building in which the demised premises are located.

VII

The Lessee shall keep the demised premises, including the heating and air-conditioning units, wiring, light fixtures, glass, and plumbing, in good order and repair during the term of this lease or any extension thereof, and upon the expiration or termination thereof, the Lessee shall deliver up to the Lessor the demised premises in as good repair and condition as they were at the commencement of this lease, reasonable wear and tear excepted.

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