

expense of the Lessee and the Lessee agrees that at the expiration of this lease it will re-deliver possession of the premises to the Lessors in substantially the same condition the premises are at the time of the commencing of this term, reasonable wear and tear, fire and windstorm, act of God, or other unavoidable casualty excepted. Provided, however, Lessee shall not be responsible for the replacement of pipes, machinery, plumbing, electrical wiring, heating plant and equipment, air-conditioning machinery, or other equipment being defective, becoming ^{obsolete} or worn out so as to require replacement by normal wear, tear and depreciation, which items or equipment shall be replaced by Lessors at their expense.

4. It is understood and agreed that the Lessors will keep this building insured against hazards protected by fire insurance and extended coverage insurance and, in the event of the destruction or partial destruction of these premises, that the Lessors will rebuild same as promptly as is reasonably possible. The rental for these premises shall be suspended during such period of rebuilding if the premises are totally destroyed and, if partially destroyed, the rental shall be proportionately suspended in accordance with the damage to the premises.

5. The Lessee will furnish at its own expense all lights, water, heat and other utilities desired by it in connection with the use of the premises, but the Lessors will pay the City and County taxes assessed against the real property involved.

6. The Lessee shall not assign or sublet these premises or any part thereof without the consent in writing of the Lessors; such consent, however, shall not be unreasonably withheld. The Lessee shall make no alterations to the premises without the consent in writing of the Lessors and any alterations other than those set forth above shall be at the expense of the Lessee. Provided, Lessee may install such equipment or machinery or other facilities as necessary for the conduct of its business, with right to remove same upon termination of this lease, with the duty to repair any damage caused by such removal.