

parking areas, lights, curbs and the pipes and conduits exterior to the building. If Lessors shall not maintain the structural portions of the leased premises and the exterior area in good condition and repair, the Lessee, after giving ten (10) days written notice to the Lessors, may make such repairs and may deduct the cost thereof from the rentals due the Lessors.

ALTERATIONS AND IMPROVEMENTS

6. Lessee may during the continuance of this lease make such alterations or improvements as may be proper or necessary for the conduct of Lessee's business or for the full beneficial use of the premises. Lessee shall pay all costs and expenses thereof (except as otherwise herein provided) and shall make such alterations and improvements in accordance with applicable laws and building codes in a good and workmanlike manner. All alterations and additions to the leased premises shall remain for the benefit of the Lessors but Lessee may remove Lessee's trade fixtures and equipment. No structural changes may be made by Lessee without the written approval of Lessors, and said Lessors' written approval shall not be unreasonably withheld.

SIGNS

7. Lessee shall have the free and uninterrupted right to erect and maintain signs on the leased premises including the parking lot and front of the building.

PARKING AREAS

8. Lessors will at all times keep all parking areas used by Lessee or Lessee's customers in repair. Such maintenance and repair shall not include removal of snow and ice. Such