

its appurtenances, and includes the equipment and fixtures furnished by the Lessor. However, it is understood that the Government shall not be liable for the repair of the demised premises in the event of partial or total damage or destruction caused by fire or other casualty or calamity, acts of God, acts of the public enemy, or acts of a stranger. The term "repair" means repairs of every character, ordinary as well as extraordinary, foreseen as well as unforeseen, alterations, changes, replacements, renewals and painting. Repairs required due to defects in building construction, installation of equipment, fixtures, or any other work supplied by the Lessor of which notice is given the Lessor during the first year of the lease term, shall be the sole responsibility of the Lessor. The Government's maintenance responsibilities as provided herein shall be fulfilled at such time and in such manner as the Government considers necessary to keep the demised premises in good and tenable condition.

(b) It is mutually understood and agreed that lubrication mechanical equipment incidental to maintenance and servicing of vehicles, to be furnished and installed by the Lessor, shall be maintained and serviced by the Government. Further, whenever the Government shall decide that any of the items of lubrication mechanical equipment can no longer be maintained economically, such items of equipment shall be removed from the premises by the Lessor promptly upon the request of and without cost to the Government. The Government, at its election and at its sole expense, may replace any such equipment thus removed with other suitable equipment and install the same in the demised premises, which equipment so placed in or upon or attached to the premises shall be and remain the property of the Government, and may be removed therefrom by the Government prior to the termination of the lease or any renewal thereof; the Government to repair any damage to the demised premises caused by such removal.

8. The Government may sublet all or any part of the premises or assign this lease but shall not be relieved from any obligation under this lease by reason of any such subletting or assignment.

9. The Government shall have the right to make alterations, attach fixtures and erect additions, structures or signs in or upon the premises hereby leased, which fixtures, additions or structures so placed in, upon or attached to the said premises shall be and remain the property of the Government and may be removed or otherwise disposed of by the Government. Prior to expiration or termination of this lease the Government shall if required by the Lessor by notice in writing sixty days in advance of such expiration or termination, restore the premises to as good condition as that existing at the time of entering upon the same under this lease, reasonable and ordinary wear and tear and damages by the elements or by circumstances over which the Government has no control excepted.

10(a). The Lessor shall present to the Government the general real estate tax bills of each taxing authority for taxes due and payable on the land and buildings hereby demised when said taxes apply to any year or part thereof within the term of this lease. Presentation of said tax bills shall be made in time to permit payment of said taxes in the manner set out herein before any fine, penalty, interest or cost may be added thereto for the non-payment thereof and in time to obtain any discount allowed by the taxing authority. After the presentation of said tax bills, the Government shall pay to the Lessor, as additional rent due hereunder, the amount of said taxes by draft made payable to the Lessor and the taxing authority issuing said tax bill. The Lessor shall thereafter promptly indorse said check and turn the same over to said taxing authority. Immediately thereafter the Lessor shall submit to the Government satisfactory proof as to the payment of said taxes.

(b). If a part of said general real estate taxes applies to any period prior to the commencement or subsequent to the expiration of the term of this lease and the remainder of the general real estate taxes applies to the period of time within the term of this lease, the Government shall be liable to pay the Lessor in the aforesaid manner only that portion of said taxes applying to the period of time within the term of this lease.