

such repairs and may deduct the cost thereof from the rentals due the Lessor.

ALTERATIONS AND IMPROVEMENTS

5. Lessees may during the continuance of this lease make such alterations or improvements as may be proper or necessary for the conduct of Lessees' business or for the full beneficial use of the premises. Lessees 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 Lessor. No structural changes may be made by Lessees without the written approval of Lessor, and said Lessor's written approval shall not be unreasonably withheld.

SIGNS

6. Lessees shall have the free and uninterrupted right to erect and maintain one sign on the leased premises in front of the building.

PARKING AREAS

7. Lessor will at all times keep all parking areas used by Lessees or Lessees' customers in good repair. Such maintenance and repair shall not include removal of snow and ice. It is understood and agreed that the parking area is a common parking area not limited to the exclusive use by Lessees.

ACCESS

8. Lessees will permit said Lessor and the agents of said Lessor to enter upon the leased premises at all reasonable times, to examine the condition thereof, or make such repairs, additions and alterations therein as may be necessary for the safety, preservation or improvement thereof, or of said building.

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