

Fire Underwriters or any other similar body, and shall not do or permit or bring or keep anything in the demised premises which shall increase the rate of fire insurance on the building of which the demised premises are a part or on the property kept therein over that in effect at the commencement of the term.

ARTICLE VIII - REPAIRS

Section 1. The Lessor shall, during the term of this lease, after written notice from the Lessee of the need therefor, make all structural and roof repairs and all repairs to the exterior walls, and the foundations of the demised premises unless caused by the act or neglect of Lessee. During the first year of the term, Lessor shall make all repairs to any of Lessor's work necessitated by faulty construction or materials and Lessor shall make available to Lessee the benefit of any and all warranties of any contractors or subcontractors.

Section 2. Except as provided in Section 1 of this Article, Lessee agrees at its own cost during the term of this lease, to keep and maintain the interior of the building, the doors, windows, glass, glass frames, the exits and the appurtenances therein in good order and repair and to make all repairs thereto.

Section 3. At the expiration of this lease, the Lessee shall surrender the demised premises broom-clean, in good order and condition, reasonable wear and tear, damage by fire and casualty excepted, and unless caused by Lessee's acts or neglect by the elements excepted. Lessee may at such time remove its movable trade fixtures.

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