

(b) To keep the roof, exterior walls and all structural parts of said building and also the driveway and parking areas in good order and repair at its own cost and expense.

(c) To insure said building to be constructed on the leased premises at the full insurable value thereof against damage from fire, windstorm and other casualties commonly included within the term "extended coverage."

6. The Lessee covenants and agrees:

(a) To pay all water, gas, heat, electric power and other charges for utilities used on said leased premises during the term of this lease or any extension thereof.

(b) To be responsible for the maintenance and repair of all portions of the interior of the building (including replacement of all broken or damaged glass - window glass or plate glass, maintenance of plumbing, heating, air conditioning systems, electric wiring, and equipment, all hardware, all door and window screens), which is not the responsibility of the Lessor under the provisions of this lease, in a state of good repair, and to surrender said premises at the expiration of this lease in substantially the same condition as they were at the beginning thereof, ordinary wear and tear and damage by casualty, fire or other elements excepted.

(c) To pay all license fees and permits assessed or charged by reason of the operation of its business on said premises and all taxes levied against its property located on said premises.

(d) To furnish, at its own cost and expense, the following equipment:

Heating and air conditioning equipment, the title to remain in the Lessee with the right to remove such property during the term or at the expiration of this lease, to be delivered to the site to be installed, duct work and all installation costs to be borne by the Lessor as a part of the cost of the building.

7. It is mutually agreed by the Lessor and the Lessee:

(a) The Lessee, at its own expense, shall have the right to make such repairs, improvements, changes and alterations in and to the demised premises as it shall deem necessary or desirable in its use and occupancy of the demised premises, provided, however, that

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