

keeping in good repair the roof and outer walls of the building hereby leased to the Lessee, and it is understood and agreed that the roof and outer walls shall, upon the occupancy by the Lessee under this lease, be considered sound and the Lessor shall not be called upon to make any inspection of or repairs to said portions of the building and the Lessor shall not be under any liability to pay any damage from leaks or other damage caused by the condition of said roof, outer walls or sprinkler system, should any occur, except those leaks and damages due to the Lessor's neglect after written notice from the Lessee and after the expiration of a reasonable time to repair said portions of the building. Except as herein provided, the Lessor shall not be responsible for any other costs whatsoever in connection with the repair and maintenance of the leased premises and all such other costs shall be the responsibility of the Lessee herein, including the costs of maintenance and repair of the roof and outer walls of said building after the first five (5) years of the term of this lease and during the remainder of said term.

(12) The Lessee agrees to maintain the property and improvements thereon in good condition and repair, usual wear and tear excepted, and the Lessee shall, at its own expense, maintain the premises in compliance with local, County, State and Federal laws.

(13) The Lessee agrees to make no repairs, improvements, or alterations to the premises and building of a structural nature without first having obtained the written consent of the Lessor and upon obtaining said written consent, said repairs, improvements and alterations shall be done at the sole expense of the Lessee.

(14) The Lessee further agrees to secure and maintain in force, at its own expense, during the term of this lease, fire insurance and extended coverage upon all improvements on the property, in sufficient amounts to insure the interests of the Lessor and the Lessee and Fidelity

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