

(3) To maintain the roof, foundation, and outer walls of said building, to pay all ad valorem taxes assessed against the leased premises, and to adequately insure said building (exclusive of contents) against damage by fire, windstorm, and other casualties commonly included within the term "extended coverage." The Lessee shall maintain the parking lot, fences, and other similar outdoor facilities during the term of the lease and any renewal or extension thereof.

(4) That if the Lessee shall install in the leased premises trade fixtures, equipment, shelving, lighting, or other items of a similar nature, the Lessee may at its election remove the same at any time during the term hereof, provided that the Lessee is not in default hereunder and that any damage caused to the leased premises by such removal is restored by the Lessee.

The Lessee covenants and agrees:

(1) To accept the premises when the aforementioned building and improvements are completed thereon according to said plans and specifications and ready for occupancy and to use the same only for lawful truck storage and rentals and accompanying office purposes in connection with Lessee's business.

(2) To pay all water, gas, heat, electric power and other charges for utilities used on said premises during the term hereof.

(3) To make such repairs after the expiration of any builder's warranty period given to the Lessor as may be necessary to keep the building (exclusive of the roof, foundation, and outer walls), water pipes, fixtures and accessories in proper condition, including all servicing of the heating and air conditioning systems.

(CONTINUED ON NEXT PAGE)