

2. The Lessee shall have the right to make such changes and alterations in the building on the leased premises as it may desire and shall have the right to install and maintain in the leased premises such wiring, appliances, fixtures and other property, including heating and air-conditioning equipment, as it may desire, and shall have the right to remove same at the expiration or other termination of the lease. If Lessee does remove any improvements added or made upon said premises, Lessee shall be responsible for restoring the property to a condition equivalent prior to such installation.

3. During the term of the lease the Lessors, at their expense, will keep the roof, foundation and exterior walls of the leased premises in good repair and condition and will repair any damage to any part of the leased premises caused by termites, and the Lessee will, at its expense, maintain the interior of the leased premises, except that the Lessee shall not be required to repair termite damage. Lessee shall be responsible for the maintenance of doors and all passages of ingress and egress and plate glass windows.

4. Lessee will, at the expiration or termination of the lease, vacate and deliver the premises to the Lessors in as good condition as they were in at the beginning of the lease, reasonable wear and tear, fire and other unavoidable casualty excepted.

5. In the event of damage to the leased premises by fire or other casualty the Lessors shall proceed at once to repair and replace the same. If the damage is such as not to substantially interfere with the use of the premises by Lessee the rent to be paid shall be abated to the extent that the premises cannot satisfactorily be occupied by the Lessee until such damage is

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