

- a. General Maintenance. The Tenant, at its own expense, shall: (1) adequately maintain the interior of the building, paint it and replace any broken or otherwise damaged glass; (2) keep the grassed portion of the real estate surrounding the building mowed and in an attractive condition; (3) adequately maintain and keep in a good state of repair all of the plumbing, plumbing fixtures, electrical fixtures, heating and air conditioning equipment and all other systems presently installed in the building in as good a condition as they were at the commencement of the Lease, reasonable wear and tear excepted.
- b. Replacement of Utilities. The Lessors shall be obligated or required to replace the air conditioning equipment which is installed on the premises at the beginning of this Lease, if any, in the event it becomes inoperative as a system for any reason other than repairs which Tenant is required to make at its own expense under subsection a, above, provided, however, that the system does not cease to operate because of the negligence of the Tenant, his servants, employees or invitees during the term of this Lease, or any extension thereof. In the event the heating system ceases to operate as a system for any reason other than repairs which Tenant is required to make at its own expense under subsection a, above, provided, however, that the system does not cease to operate because of the negligence of the Tenant, his servants, employees or invitees, during the term of this Lease, the Lessors shall replace such heating system with another heating system of the same quality and size and capacity that existed in the building at the beginning of this Lease; provided, however, that the Tenant has faithfully fulfilled its covenants to properly maintain and keep such equipment in a good state of repair during the Lease and has faithfully performed all terms and conditions required of the Tenant under this Lease agreement.
- c. Paving Repairs. The Tenant, at its own expense, shall maintain all surfaces, which at the beginning of this Lease have been paved with black top surfacing and/or graveled top, in as good a condition as it existed at the commencement of the Lease, reasonable wear and tear excepted; and shall promptly make all necessary repairs to such black top and/or graveled top surfaces. In the event such black top surface or gravel surface should require repairs and the Tenant refuses to make such repairs within two (2) weeks after written notice by Lessors to Tenant, then Lessors shall have the right to enter upon the property, make such repairs and charge the cost of the same to the Tenant as additional rent, which shall become due and payable the first of the following month.
- d. Utilities. Tenant, during the full term of the Lease, shall furnish, at its own expense, all heating, air conditioning, electricity, gas, water and other utilities used by it in connection with its occupation and use of the premises.

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