

for the erection, installation, alteration or repair of the building or the improvements on the above-described premises, and all materialmen, contractors, mechanics, and laborers are hereby charged with notice that they must look to the Lessee and to the Lessee's interest only in the above-described property to secure payment of any bill for work done or material furnished during the term of this lease.

3. Use of premises. The Lessee shall have the right to sublet this premises for the use hereinbefore set forth to any corporation or company owned by it. Unless the written consent of Lessor shall have first been obtained, the Lessee shall not use or permit said premises or any part thereof to be used for any purpose other than for which the premises are hereby demised; nor shall Lessee commit or suffer to be committed any waste or nuisance upon the premises. It is understood that the Sperry & Hutchinson Company is the primary or initial tenant; however, Lessee has the right upon the termination of the Sperry & Hutchinson lease to lease the premises to any legal business.

4. Maintenance, repairs, and alteration of building. Lessor shall not be responsible for any repairs or maintenance to the leased premises. Lessee agrees that it will, at its own expense, keep and maintain the interior and exterior of the building, including all plumbing, heating and air conditioning equipment in good order and repair during said term. Lessee also covenants that it will keep and maintain the remainder of the premises, including entrances, exits, parking areas and drainage facilities in good condition and repair. It is understood and agreed that the Lessee shall not make nor suffer to be made any alterations or additions to the said building or premises unless it has first obtained the written consent of the Lessor.



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