

2. The Lessor shall pay all ad valorem real property taxes assessed against the premises, and the Lessee shall pay for all electricity, water, gas and other utilities used by it during the term of this Lease.

3. The Lessor agrees to maintain the roof and outer walls of said building in the same condition as it is at the commencement of the term of this Lease, ordinary wear and tear and damage by fire or other casualty excepted; and the Lessor further agrees to maintain and make such repairs to the roof and outer walls to maintain them in the same condition as they are at the commencement of this Lease, ordinary wear and tear excepted.

4. It is further understood and agreed that the Lessee may, at its own expense, make any additional improvements to the premises which it may desire to make, so long as said improvements are in conformity with the present architectural structure of the building. Any such additions or improvements shall not be deemed to become fixtures or part of the real estate, but may be removed by the Lessee provided that it shall return the leased premises to its original condition, reasonable wear and tear excepted.

5. The Lessee covenants and agrees not to do or suffer anything to be done by which persons or property in or about or adjacent to the premises may be damaged or endangered; and the Lessee agrees to indemnify and save harmless the Lessor from any claim of any person for injury or property damage arising out of the negligence or recklessness of the Lessee and not contributed to by any act or default of the Lessor.

6. The Lessee agrees that if execution or other process be levied against the interest of the Lessee or if a petition in bankruptcy be filed against the Lessee or by the Lessee in a Court

(Continued on Next Page)