

TAXES

4. The Lessors are to pay the taxes due on the property leased herein during the term of this lease; provided, however, should there be an increase in taxes beyond the current rate of \$714.40 per year, the Lessee is to pay one-half ( $\frac{1}{2}$ ) of any increase in such taxes during the term of this Lease.

UTILITIES

5. Lessee will pay all charges and bills for water, gas and electric current which may be assessed or charged against said Lessee during said term.

REPAIRS AND MAINTENANCE

6. Lessee will make all repairs, except structural repairs, in the interior of the premises hereby leased and will indemnify and save harmless said Lessors from and against all mechanics liens or claims by reason of any such interior repairs, alterations, or improvements which may be made by said Lessee on said premises. Lessors will at their own cost and expense maintain in good condition and repair the structural portions of the leased premises and the exterior area including but not limited to the roof, foundations and walls of the building, sidewalks, parking areas, lights, curbs and the pipes and conduits exterior to the building. If Lessors shall not maintain the structural portions of the leased premises and the exterior in good condition and repair, the Lessee, after giving ten (10) days notice in writing to the Lessors, may make such repairs and may deduct their cost from the rentals due the Lessors.

ALTERATIONS AND IMPROVEMENTS

7. Lessee may during the continuance of this lease make such alterations or improvements as may be proper or necessary for the conduct of Lessee's business or for the full beneficial use of the premises. Lessee shall pay all costs and expenses therefor (except as otherwise herein provided) and shall make such alterations and improvements in accordance with applicable laws and building codes in a good workmanlike manner. All alterations and additions to the leased premises shall remain for the benefit of the Lessors but Lessee may remove Lessee's trade fixtures and equipment. No structural changes may be made by Lessee without written approval of Lessors,