


The landlord shall be responsible for the maintenance and repair of the roof and exterior walls and warrants to keep these in good useable repair. Landlord warrants that the airconditioning and boiler are now in good operating condition. The tenant shall be responsible for all other ordinary maintenance and repairs, and shall return the premises at the end of the lease in as good condition as they are now, normal wear, tear and depreciation excepted.

The tenant shall not make structural alterations or additions to the premises without the written consent of the landlord, which consent shall not be unreasonably withheld.

Landlord covenants and warrants that it has full right and lawful authority to enter into this lease for the full term hereof; that it is lawfully seized of the entire premises hereby demised and has good title thereto, and that the premises are in good and fit condition for the purpose intended; and further covenants and warrants that so long as tenant has discharged the obligations herein set forth to be performed, then tenant shall have and enjoy during the term of this lease and any renewal or extension thereof agreed upon by the parties, the quiet and undisturbed possession of the demised premises. Landlord will notify tenant of any action taken affecting title to the property.

The landlord agrees to keep the property insured for its insurable value and to cause Enro's name to appear as co-insured as interest may appear, ^{the landlord agrees} to pay all real estate taxes and assessments legally assessed against said property. This provision of itself creates no insurable interest in Enro. 

In the event any lien is asserted against the leased premises having by law priority over the rights of the tenant as lessee and as optionee, if the landlord fails to pay such lien when due, the tenant may pay the same and deduct it

(Continued on next page)