

the protection of both parties in an amount not less than \$100,000.00 for injuries to any one person and not less than \$300,000.00 for injuries to more than one person, arising out of any one accident or occurrence.

UTILITIES

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

REPAIRS AND MAINTENANCE

Lessee covenants that it will, at its own expense keep and maintain in a good state of repair all the demised premises. This agreement to repair includes, but is not limited to, the following items as to the exterior of the buildings, the roof, foundation and walls, all windows, sidewalks, parking area, lights, curbing, piping and conduits; and, as to the interior of the building, the plumbing, electrical, heating and air conditioning systems. The Lessee further agrees to indemnify and save harmless the said Lessors from and against all mechanic's liens or claims by reason of such repair and maintenance work as provided above.

ALTERATIONS AND IMPROVEMENTS

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 thereof (except as otherwise herein provided) and shall make such alterations and improvements in accordance with applicable laws and building codes in a good and workmanlike manner. All alterations and additions to the leased premises shall remain for the benefit of the Lessors. No structural changes may be made by Lessee without the written approval of Lessors, and said Lessors written approval shall not be unreasonably withheld.

ACCESS

Lessee will permit the Lessors and agents of the Lessors to enter upon the leased premises at all reasonable times to examine the condition thereof or to make such repairs, additions, or alterations for the safety, preservation or improvement of the premises as may be desired by Lessors; but this provision shall not be construed to require that the Lessors make any such repairs, additions, or alterations.