

of every nature and kind whatsoever that may arise from the use and occupation of said premises by said LESSEE. Said insurance shall be with limits of not less than \$100,000/\$300,000 for personal injuries, and \$5,000/\$25,000 for property damage. LESSEE agrees to furnish LESSOR, upon request, with certificate as evidence of such coverage.

7. UTILITIES - LESSEE will pay all charges and bills for water, fuel, and electric current which may be charged against said LESSEE during said terms.

8. REPAIRS AND MAINTENANCE - LESSEE will maintain and make all repairs, except structural repairs, to the interior of the premises and will indemnify and save harmless said LESSOR from and against all mechanics' liens or claims by reason of any such interior repairs. LESSOR will at its 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, except plate glass windows and doors that are tenants responsibility, sidewalks, curbs, and the pipes and conduits exterior to the building. The LESSEE shall be responsible for routine repair and maintenance of both air conditioning and heating equipment. The LESSOR shall be responsible for any major repairs required on either air conditioning and heating equipment. Any service calls providing for expenditure in excess of \$75.00 shall be deemed a major repair and shall be the responsibility of the LESSOR. In the event that any repair necessitates a charge in excess of \$75.00, the LESSEE shall notify the LESSOR and the LESSOR shall arrange for immediate completion of such repairs. During warranty period for such equipment the LESSOR shall be responsible for making the benefits of such warranty available to the LESSEE. If LESSOR should fail to maintain the structural portions of the leased premises and the exterior area in good condition and repair, the LESSEE, after giving ten (10) days written notice to the LESSOR, may make such repairs and may deduct the cost thereof from the rentals due the LESSOR.

LESSOR will at all times keep all parking areas used by LESSEE or LESSEE'S customers in repair. Such maintenance and repair shall not include removal of snow and ice. Such maintenance and repair shall include lighting fixtures, and

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