

monthly rental shall begin on the day the improvements are completed; and acceptance by the Lessee shall not be unreasonably withheld.

REPAIRS AND MAINTENANCE: From and after Lessee's acceptance of possession of the premises Lessor shall have no obligation to make any repairs, improvements or alterations whatsoever to the premises except that Lessor shall maintain in good and substantial repair during the lease term the exterior of the premises (including the roof and exterior walls, but not glass, plate glass, or doors) and the paved parking areas, provided, however, that Lessor shall not be required to make any repairs until notice of need for same is given to Lessor by Lessee and further provided that the damage thereto shall not have been caused by negligence or fault of Lessee, in which event Lessee shall be responsible therefor. Lessee shall service, keep and maintain the interior of the premises, including all plumbing, wiring, piping, fixtures, doors, equipment and appurtenances, in good and substantial repair during the entire term of this lease, and shall replace all glass in the windows or doors damaged or broken during the lease term; such agreements of Lessee shall not apply to any damage caused by fire or other casualties which are covered by standard fire and extended coverage insurance. Lessee agrees to make such repairs promptly as they shall be needed and at its own expense.

LIABILITY INDEMNITY & INSURANCE: Lessor shall not be liable for any damage or injury caused to any person or property by reason of the failure of Lessee to perform any of his covenants or agreements hereunder, nor for such damage or injury caused by reason of any defect in the premises now or in the future existing, nor for any damage or injury caused by any present or future defect in the plumbing, wiring or piping in any part of the premises. Lessee agrees to indemnify and

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