

6. The Lessee agrees to maintain the demised premises in the same general condition as when received, ordinary wear, tear, deterioration, damage by the elements or unavoidable casualty excepted. The Lessee, or its associated, affiliated or control companies or any of its or their employees, shall use the demised premises and the improvements for its general business purposes with the right to install, maintain and operate electronic office equipment, telephone, telegraph and teletypewriter equipment and other trade fixtures. Lessee may make, from time to time, such interior changes, alterations, additions and improvements in, on or to the said premises as will in the judgment of the Lessee better adapt the same for the purposes of this business. All fixtures added and improvements made in, on or to such premises by Lessee shall be at its own expense, unless otherwise specifically provided herein. Upon termination of this Lease, Lessee shall deliver possession of the leased premises to Lessor in the same general condition as when received excepting, however, ordinary wear, tear and deterioration, damage by the elements, unavoidable casualty and such alterations, changes, additions or improvements to the premises as have been made from time to time in and during the term of the Lease.

7. Removable fixtures, appliances, and furnishings shall remain the property of the Lessee and shall be removed from the premises at the expiration of the term or terms of this lease unless otherwise mutually agreed upon by Lessor and Lessee. Such removal of said fixtures, appliances, and furnishings shall be at the expense of the Lessee and shall be accomplished by Lessee no later than thirty (30) days from the termination of the lease. Lessee assumes the responsibility and liability for any structural damage caused to the said leased premises which results from the installation, placement, and removal of such fixtures, appliances, and furnishings.

8. Lessee shall have the right to insure and keep insured at its own cost, its interest in said premises to the extent of the costs of any interior changes, additions, alterations or improvements made by it thereon, and its interest in its fixtures, furniture and appliances. Lessee has the further right to collect the amount of any such insurance in the event of damage to or destruction of said additions, alterations or improvements of the said furniture, fixtures and appliances, during the term of this Lease and for a reasonable time after termination and before

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