

to the extent required by the negligence of the Lessee, its employees or visitors. The Lessor shall maintain in good order and condition the exterior walls, window frames and roof of the building and the parking lot, and any common areas, and shall make all needful structural repairs and replacements. All damage or injury to the demised premises due to the negligence of the Lessee, its employees or invitees shall be promptly repaired by the Lessee. The Lessor hereby waives all right of subrogation against Lessee for insured losses.

6. Compliance with Laws, etc. The Lessee will not do or permit to be done in the demised premises any act in violation of any law, ordinance or governmental regulation or whereby the premiums for fire insurance are increased above the level established for the permitted use thereof; provided that the permitted use shall expressly include the storage of reasonable quantities of inflammable fluids, in Underwriter Laboratory-approved containers, required in Lessee's business.

7. Exculpation. The Lessor shall not be liable for any injury or damage to person or property resulting from any cause other than the negligence of the Lessor, its employees and invitees.

8. Damage or Destruction. The Lessor shall keep the demised premises insured against fire and such other risks as are included within the term "extended coverage" in amounts sufficient to prevent the Lessor's becoming a co-insurer. If the demised premises are damaged or destroyed by fire or other casualty, the Lessor shall repair the demised premises with all dispatch and the rent shall be apportioned according to the amount of space remaining tenantable. If the demised premises have been damaged to such an extent that they cannot be restored within sixty (60) days, either party hereto shall have the option of cancelling this lease as of the date of such casualty. The proceeds of any fire insurance policy shall be held by the Lessor in trust as a restoration