

vice, electricity and other utilities used in connection with the leased premises; and all charges for labor, services and materials used in connection with any improvements or repairs to the leased premises or the rebuilding of the leased premises, which are undertaken by Tenant; and all taxes, charges or assessments made or levied against Tenant's property situated in and on the leased premises.

3. Tenant covenants, throughout the term of this lease, that it will, at Tenant's sole cost and expense, take good care of the buildings and improvements now or at any-time hereafter erected on the demised premises, including sidewalks, curbs and paving, if any, and will keep the same in good order and condition, subject only to reasonable wear and tear; and that it will not do or suffer any waste with respect thereto; and that it will, promptly at the Tenant's own cost and expense, make all necessary repairs to said buildings and improvements. When used in this paragraph, the term "repairs" shall include replacements or renewals when necessary, and all such repairs made by the Tenant shall be equal in quality and class to the original work.

4. Tenant shall, throughout the demised term, and at no expense whatsoever to the Landlord, promptly comply, or cause compliance, with all laws and ordinances and the orders, rules, regulations and requirements of all federal,