

(3) CONDITION OF PREMISES:

broom clean with electric, plumbing, heating and air conditioning and all other fixtures and utility systems in good working order and condition. Tenant is hereby granted permission to break through any wall or walls or the roof for installation of any additional utility systems, doors, windows and television antennas and to install any sign or signs on or about the Premises, and the right to use any existing pylon or pylons on the Premises for such purposes. Tenant agrees to restore and/or repair all structural changes made by Tenant to the Premises upon the termination of this Lease if requested in writing by Landlord not less than sixty (60) days prior to the termination date of the Lease.

(4) Insurance and Maintenance: Tenant shall be responsible for maintenance of the interior of the building including, but not limited to, repairs to plumbing, heating, electrical, air conditioning, plate glass and windows, but not for the replacement of any plumbing, heating, electrical, and air conditioning system. Landlord shall be responsible for maintaining the exterior of the building on the premises included but not limited to, the foundation and roof of the building thereon, the parking lot and parking lot lighting and shall be responsible for the replacement of any plumbing, heating, electrical, and air conditioning systems that can not be economically repaired.

Tenant shall, during the term and any renewals and extensions hereof, keep in full force and effect a policy of public liability with bodily injury and property damage insurance with respect to the Premises and business operated by Tenant and shall name the Landlord as an additional insured. The limits of public liability for bodily injury and property damage shall be not less than \$1,000,000.00 per occurrence, combined single limit. A copy of all policies or certificates of insurance and endorsements thereto shall be delivered to the Landlord, with a commitment from the insurance carrier endorsed thereon which provides that said policy will remain in full force and effect until at least ten (10) days notice in writing is given to Landlord of any change thereof or cancellation of coverage.