

functioning therein when occupied under original lease of May 1, 1977. The LESSEE shall also be responsible to repair as necessary and maintain the sprinkler system located in the demised premises. All repair and maintenance designated above as LESSEE'S responsibility is at the LESSEE'S expense.

USE OF PROPERTY: It is further agreed that the LESSEE shall use said premises for warehouse space and wholesale tire & accessories business only and for no other purposes unless specific written consent is first obtained from LESSOR.

LEAKS: It is further agreed that LESSOR shall not be responsible for any damages resulting from leaks or repair to the roof or exterior walls unless LESSOR has been given at least five (5) days written notice to make proper repairs of same and has failed or refused to make such repairs after the passing of sufficient time in order for repairs to be made.

ALTERATION: The LESSEE shall be permitted to make any improvements or alterations as desired to said premises provided same does not in any manner injure or damage the premises. Any improvements or alterations made to the building shall be at the LESSEE'S expense; and when lease and/or renewal term expires, the building is to be returned to its condition prior to alteration if the LESSOR so desires. If said improvements and/or alterations result in major changes to any walls, utilities, passageways, windows, etc., written consent must first be obtained from LESSOR.

UTILITY BILLS: The LESSEE shall be responsible for all utility bills incurred in LESSEE'S business operation.

TAXES AND INSURANCE: LESSOR shall be responsible for the payment of City and County taxes and fire and casualty insurance on the building, excluding glass insurance, as glass is the responsibility of LESSEE regardless of breakage cause.

UTILITY SERVICE CHARGE: LESSEE shall be responsible for any water, sewer, or other service charges assessed by any political subdivision during the base term or renewal term of this lease.

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