

WIKI-810

(2) It is the intention of the Lessor and the Lessee that the rent herein specified shall be net to the Lessor and that all costs, expenses, taxes and obligations of every kind relating to the leased property which may arise or become due during the term of this lease shall be borne by the Lessee. The Lessee shall bear a pro rata share of all costs for common area maintenance (which shall be equal to seventy-nine (79%) percent). Said costs shall not include costs of repaving of parking areas. Further, Lessee shall be responsible for the cost of maintenance of all heating, ventilation and air conditioning, electrical and plumbing components of the leased premises. All utilities used by Lessee, including but not limited to, electricity, gas, sewer and water shall be the sole responsibility of Lessee.

(3) The Lessee will use the property to operate a family practice medical office building and further, may use and occupy the leased property for any other consistent lawful purpose. The Lessee will not use or knowingly permit any part of the leased property to be used for any unlawful purpose.

(4) The Lessee shall indemnify the Lessor against, and save him harmless from, any and all loss, damage, claims, liabilities, judgments, costs and expenses (including the cost and expenses of defending a claim), arising during the term of this Lease out of any condition existing upon the leased premises, any act occurring upon the leased premises, or any omission or failure to act with respect to the leased

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