

including all plate glass which shall be necessary in order to keep said premises in a good state of repair including the repair and maintenance of all heating and air conditioning systems and equipment, plumbing and electrical facilities.

The Landlord shall make and pay for all maintenance and repairs to the exterior of the building, including the roof, front and rear walls and keep said portions of the building in a good state of repair, but in no event shall Landlord be obligated to make repairs which shall be required by reason of the Tenant's negligent default or failure to repair. Landlord shall be responsible for all necessary plumbing, maintenance and repairs except those necessitated by construction and modification of the premises by the Tenant.

6. The Tenant agrees to take good care of the demised premises and to deliver them to the Landlord on the expiration of this Lease or any renewal thereof, in as good a repair as the Tenant received them, ordinary wear and tear expected.

7. Tenant shall promptly pay all utilities rendered to Tenant's building unit during the term of this Lease.

8. It is understood that the Tenant shall make no repairs at the expense of the Landlord; and all alterations or improvements desired by the Tenant at its own costs must be done under the written sanction of the Landlord, and such alterations or improvements shall be surrendered to the Landlord on the Tenant's surrender of the premises, unless otherwise specified in writing.

9. It is mutually understood and agreed that if the building on the said premises shall be destroyed by fire or other casualty or shall be damaged thereby to an extent exceeding one-half the value thereof, this Contract of Lease may be deemed terminated and ended at the option of the Tenant.

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By _____