

IV.

Maintenance and Repairs: Lessee shall keep and maintain the demised premises and building in good repair at its own expense, except that the Lessor shall be responsible for maintenance of the roof and outer walls. The Lessee will bear the full costs and expense of all other maintenance and the costs and expense of all utilities. The Lessee shall be permitted to make such alterations and improvements to the interior of the building and grounds as the Lessee deems necessary so as to make the demised premises suitable for use in its business. Upon termination of the lease, the Lessee shall be entitled to remove any equipment installed or other personal properties which do not become a fixture through the method of installation.

V.

Breach: It is mutually agreed that in the event the Lessee shall default in the payment of rent when due, Lessor shall forward notice in writing of such default to Lessee and the failure of Lessee to cure such default within thirty (30) days after receipt of such notice shall, at the option of the Lessor, work as a forfeiture of this lease.

VI.

Insurance and Taxes: Lessee agrees to maintain adequate fire and extended coverage insurance on the demised premises during the term of this lease and to be responsible for payment of all property taxes on the land, building and any improvements thereof. In the event the premises herein leased are damaged by fire or other casualty during the term hereof, or any renewal period, to an extent that represents less than fifty percent (50%) of its value, the Lessor shall have the option of terminating the lease or proceeding to repair or restore the premises as soon as same may be reasonably accomplished. If the Lessor exercises its option to repair the premises, the rents herein provided for shall be abated until such premises are restored. In the event that the demised premises be damaged by fire or other casualty to an extent equal to fifty percent (50%) or more of the building's value, this lease shall thereupon terminate at the option of either the Lessor or the Lessee. In the event of such termination, the rent provided for herein shall be due and payable only up to the date of such damage.

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