

laws, rules and regulations of all governmental authorities respecting the use of and operations and activities on the premises, including sidewalks, streets, approaches, drives, parking areas and entrances and shall not make, suffer or permit any unlawful, improper or offensive use of such premises or permit any nuisance thereon. Tenant shall not make any use of the store space which would make void or voidable any policy of fire or extended coverage insurance covering any of the shopping center buildings, and if by reason of any use by Tenant of the leased store space or the keeping by Tenant of any inflammable substance in said store space, the hazard insurance premiums on policies maintained by Landlord shall be increased over normal rates for stores in the shopping center, the amount of the increase in the premium shall be paid to Landlord by the Tenant, from time to time on demand. Tenant shall maintain its show windows in a neat and clean condition, shall keep sidewalks and alleys adjoining the premises clean and free from rubbish, and shall arrange for the regular pick up of trash and garbage. Tenant shall not burn any trash of any kind in or about the building, nor shall Tenant permit rubbish, refuse or garbage to accumulate or any fire or health hazard to exist about the premises. The Tenant shall use the premises for only the purpose stated in this lease.

SIX. REPAIRS AND MAINTENANCE. By accepting possession of the premises, the Tenant shall be deemed to have agreed that Landlord has completed the construction to be made by it. From and after Tenant's acceptance of possession of the premises, the Landlord shall maintain in good and substantial repair during the lease term the exterior of the premises (including roof, exterior walls, plate glass and doors) and the paved parking areas. In addition, the Landlord shall service, keep and maintain the interior of the premises, including all plumbing, wiring, heating, ventilating and air conditioning, piping, fixtures, doors, equipment and appurtenances, in good and substantial repair and shall replace