

5. All furniture, fixtures, machinery and equipment, installed in said building by Lessee, shall remain the property of the Lessee and may be removed from time to time and also at the expiration of the term of this Lease or any renewal or extension thereof, provided Lessee shall not be in default of payment of rent or performance of any other covenant of the said Lease, and also provided that any damage done to said building by any such removal shall be paid by the Lessee.

6. Lessee covenants and agrees that it will maintain the interior of the demised premises, the landscaped area, paved parking area, walks and driveways, in good condition and repair at its own expense, including the repairing of all broken glass, ordinary wear and tear excepted, and the Lessee further agrees that it will make no major improvements or alterations in the premises without first obtaining the written consent of the Lessor.

Upon termination of this Lease, all alterations and improvements made by the Lessee shall become the property of the Lessor, and it is further understood and agreed that at Lessor's request Lessee, at its expense, shall remove any and all alterations and improvements which Lessee may have made to the building and additions without the written consent of the Lessor.

7. Lessee may assign this Lease or sublet said premises, but Lessee and its guarantor shall continue to remain liable for all rental payments and other obligations of Lessee under this Lease.

8. Lessee shall pay as they become due all bills for water, gas and electricity, and other such utility bills accruing against said building and additions or occupants thereof during the life of this Lease.

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