

repair and condition, broom-clean and free of the Lessee's property.

ARTICLE VII

Lessee's Right to Alter and Improve

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The Lessee shall have the right to make additions and improvements to the leased premises, including, but not limited to, paneling, partitions, carpets, mezzanine floors, and the like, and shall have the option to remove any and all improvements to the leased premises; provided, removal of any item will not cause damage to the leased premises and the premises are restored to its initial condition at the commencement of the term of this Lease.

Nothing herein shall in anyway be construed to limit the Lessor from removing removal trade fixtures.

ARTICLE VIII

Utilities and Other Services

The Lessee shall be responsible for cost of any utility service to the premises including the use of electricity, water, gas, and/or any other service.

ARTICLE IX

Fire or Other Casualty Losses

If, during the term of this Lease, the premises shall be destroyed by fire, the elements, or other cause, this Lease shall cease and become null and void from the date of such damage or destruction, and Lessee shall immediately surrender the premises to the Lessor and shall pay rent only to the time of such surrender. Provided, however, if the premises shall be damaged by fire or other cause so as to be capable of being repaired within a reasonable time, the Lessee shall have the option to require the Lessor to repair the same and during the time that repairs are being made, the Lessor shall remit to the Lessee a just and fair prortion of the rent according to the nature of damage sustained and according to the extent that the Lessee is deprived of the premises.

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