

business shall first require the Lessor's written consent. 603 1148 PAGE 11

4. MAINTENANCE OF PREMISES. Lessee covenants that he will keep in good repair the exterior of the building, together with all plumbing and electrical connections. However, Lessor shall remain responsible for the upkeep and maintenance of the structural walls and the roof of the building. Lessee shall keep and maintain in good repair the interior of the building. Also, Lessee agrees to maintain and repair the heating and air conditioning units and the hot water heater. It is specifically agreed between the parties that in the event Lessee has to install either a heater, air conditioner, or hot water heater, he may remove these units upon the termination of this lease with the condition that the building is restored to good order from any damage caused by such removal.

5. TAXES AND UTILITIES. Lessor agrees it will promptly pay as and when the same becomes due and payable, all taxes, levies and assessments or other liens levied upon the demised and leased premises, prior to or during the term of this lease and further agrees that in the event of his default therein the Lessee may pay same and deduct the amount thereof, together with any penalties and interest, which may have been paid by Lessee from rents next accruing hereunder. Lessee, however, covenants that he will pay for all water, gas, heat, fuel, power and electricity and other utilities charges used on the demised premises, during the term of this Lease and will pay all taxes, levies, assessments and business licenses and other liens upon his own property and the operation of his business during the term of this lease.

6. ALTERATIONS TO BUILDING. No structural alterations or additions, at any time, shall be made by Lessee without Lessor's consent, which consent shall not be unreasonably withheld, except that Lessee, at his own expense, may make such structural or other changes as may modernize and standardize the interior of the building, provided such changes do not alter the Lessor's residual value and Lessee may add an awning to the exterior of the building without Lessor's permission.

7. SIGNS. Lessor shall permit Lessee to erect reasonable signs, in keeping with those in the area, used to promote his business, either on the