

1150-1501

hours of such notification, the corrective action has not been completed or is not in the process of being performed to the Lessee's satisfaction, then the Lessee shall have the right to summarily have the conditions corrected and deduct the cost of performing such work from among rents due thereafter.

7. Lessee may make, from time to time, such interior changes, alterations and improvements, including signs and other identification, in, on or to the said premises as will, in the judgement of Lessee, better adapt the same to the purposes of its business, provided; however, that no structural changes or alterations will be made without the written consent of the Lessor. All fixtures added and improvements made in, on, or to such premises by Lessee shall be at its own expense. Removable fixtures shall remain the property of Lessee and at its option may be removed therefrom at the expiration of the term or terms of this lease. Upon the termination of this Lease, Lessee shall deliver possession of the leased premises to Lessor in the same condition as received, or as changed or altered, ordinary wear, tear, and deterioration and damage by the elements or unavoidable casualty excepted.

8. Lessee shall have the right to insure and keep insured at its own cost, its interest in the said premises to the extent of the cost of any interior changes, additions, alterations or improvements made by it thereon, and to collect the amount of any such insurance in the event of damage to or destruction of said additions, alterations, or improvements during the term of this lease by any causes covered by such insurance; provided that such insurance shall not extend beyond the date of the termination of this lease.

9. Lessor shall pay all taxes, special assessments, and public charges levied against said premises, payable during the term of this lease. Except that the Lessee agrees to pay Lessor, as additional rent, FIFTY PERCENT (50%) of any increases in ad valorem taxes over that in effect at the end of the first full taxable year, which shall be considered as the year 1981.

10. Lessor shall furnish and provide, at its sole cost and expense, all utilities and janitorial services for the exterior and interior of the premises including all necessary supplies such as soap, paper goods, and light bulbs.

11. ~~Lessor and Lessee agree that entitlement to parking spaces will be based on the ratio of square footage of office space under lease to the Lessee divided by the total available leased space in the said build-~~

RTP
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PLEASE INITIAL
LWF/
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