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premises and any structures and improvements located thereon during the term hereof, including, but without limitation, to maintain and, where necessary, replace the plumbing, hot water and heating system and air conditioning equipment located on the leased premises and to maintain and keep in good repair the surfaces on any parking areas upon the leased premises and any fencing on or around the leased premises. Lessee shall keep the entranceways and parking areas reasonably free from ice and snow and at all times keep the leased premises in clean and orderly condition. The Lessor shall have responsibility to make structural repairs and maintenance to the roof and exterior walls of the leased premises.

9. Utilities. Lessee shall pay the water charges and all other utility charges including heat, gas, electricity and other public utilities used on the leased premises.

10. Removal of Improvements. If requested by the Lessor at the termination of this Lease, Lessee shall, at Lessee's sole expense, remove all installations, alterations or improvements made by Lessee in or on the leased premises or make such other disposition thereof as Lessor shall approve. All alterations, improvements, furnishings, trade fixtures, equipment and other personal property installed in or on the leased premises by Lessee and paid for by Lessee shall remain the property of Lessee and may be removed by Lessee upon the termination of this Lease, provided that (a) any of such items as are affixed to the leased premises and require severance may be removed only if Lessee shall repair any damage caused by such removal and (b) Lessee shall have

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