

Eighty-three Cents (\$2,155.83) each payable in advance on the first business day of every calendar month during the term of this lease.

5. Tenant Improvements: Lessee shall have the right to install such general office equipment as necessary for its operation and to remove same at the termination of the lease. Any equipment having unusual power requirements must be approved by Lessor.

6. Utilities and Access: Lessor shall provide heating, air conditioning, electrical service and water at all hours, seven (7) days per week. Lessee shall have access to the leased premises at all times.

7. Maintenance: Lessor, at its expense, will maintain the interior and exterior of the leased premises in good repair and condition. Lessor shall provide at its expense janitorial service to the leased premises on the same basis as to other building tenants.

8. Damage: In the event of damage to the leased premises by fire or other casualty, the Lessor shall proceed at once to repair and replace the same. If the damage is such as not to substantially interfere with the use of the premises by the Lessee, the rent to be paid shall be abated to the extent that the premises cannot satisfactorily be occupied by the Lessee until such damage is repaired by the Lessor. Should the premises be damaged to the extent that same cannot be satisfactorily occupied by the Lessee in its opinion, the Lessee shall not be required to pay any rental from the time said damage occurs until the premises shall be repaired in a manner satisfactory to the Lessee. Should the premises be destroyed by fire or other casualty, this lease shall terminate and no rental shall be payable by the Lessee after the date of such destruction.

9. Parking: Lessee shall have the right to use parking facilities located on the property, except for fourteen parking spaces located directly in front of the building which shall be reserved for use by clients of the Lessor.

10. It is agreed that the Lessee shall not have the right to sublease the premises or assign this lease without the Lessor's written permission.

11. If the Lessee fails to pay the rent due hereunder within ten (10) days after the due date thereof, this lease shall be in default and the Lessor shall have all rights of termination, ejectment or otherwise, provided by law.

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