

expends sums for such amounts, then Tenant shall reimburse it within Thirty (30) days from the commencement date of the lease term.

2. The first "rental year" shall commence on the first day of the term and shall end at the close of the twelfth full calendar month of the term; thereafter the rental year shall consist of periods of twelve full calendar months or, at the end of the term, the portion of such twelve full calendar months included in the term.

3. It is the intention of the parties that the Landlord shall receive the rents, additional rents, and all sums payable by the Tenant under this Lease free of all taxes, expenses, charges, damages, and deductions of any nature whatsoever and the Tenant covenants and agrees to pay all sums which except for this Lease would have been chargeable against the leased property and payable by the Landlord. The Tenant shall, however, be under no obligation to pay interest on any mortgage on the fee of the leased property, any franchise or income tax payable by the Landlord, or any gift, inheritance, transfer, estate, or succession tax by reason of any present or future law which may be enacted during the term of this Lease.

ARTICLE IV TENANT'S USE

Tenant shall use and occupy the Premises for the operation of a medical facility. Tenant may use the premises for such other reasonable purposes as it may desire, subject, however, to the consent of Landlord which consent shall not be unreasonably withheld. Tenant shall not use the Premises in any manner that will increase risks covered by insurance or a cancellation of any insurance policy, even if such use may be in furtherance of Tenant's business purposes. Tenant shall not keep, use, or sell anything prohibited by any policy or fire insurance covering the premises, and shall comply with all requirements of the insurers applicable to the Premises necessary to keep in force the fire and liability insurance.

ARTICLE V INSPECTIONS

Landlord, its agents, successors and its mortgagee, may enter the Premises at reasonable hours, to exhibit same to prospective purchasers or tenants; to inspect the Premises to see that Tenant is complying with all its obligations hereunder; and to make repairs required of Landlord under the terms hereof or repairs to any adjoining space.

ARTICLE VI SUBLETTING AND ASSIGNMENTS

Tenant may not, without the prior written consent of Landlord, which consent will not be unreasonably withheld, assign, mortgage or encumber this Lease or any interest thereunder or sublet the Premises or any part thereof. A consent by Landlord shall not be a consent to a subsequent

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