7.1 Lessee covenants through the term of this Lease, at Lessee's sole cost and expense, to take good care of the demised premises, the non-structural building and improvements now or at any time erected thereon, including but not limited to the equipment, fixtures, motors and machinery thereof, and to keep the same in good order and conditions, (except for reasonable wear) and shall promptly, at Lessee's own cost and expense, make all necessary repairs. The term "repairs" and "maintenance shall include replacements or renewals when necessary, and all such repairs made by Lessee shall be equal in quality and class to the original work. At the termination of this Lease, Lessee shall surrender the premises in the same condition as when received except for reasonable use and natural wear. All floors and walls shall be able to receive paint without special cleaning to remove oil stains.

7.2 All work done in connection with any repairs or alterations shall be done in good and workmanlike manner and in compliance with building and zoning ordinances, and with all other applicable laws, ordinances, rules, regulations and requirements of all federal, state and municipal governments or appropriate departments, commissions, boards and officers thereof, and in accordance with the rules, orders and regulations of the Fire Underwriters.

INSPECTION

7. Lessor shall have the right at all times by its duly authorized agents to go upon and inspect the demised premises and Lessor may make demand in writing upon Lessee to make any necessary repairs to the demised premises, which are the obligation of Lessee. In the event that Lessee shall fail to make any such repairs within thirty (30) days after notice by Lessor, Lessor may enter upon the demised premises and cause such repairs to be made, and charge the cost thereof to Lessee as additional rental with all the rights and remedies hereinafter provided for the collection of rents. Nothing herein shall imply any duty upon the part of the Lessor to do any such work which, under provision of this Lease, Lessee may be required to perform and the performance thereof by Lessor shall not

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