

ARTICLE V
INSPECTIONS

Landlord, his agents and successors, 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
PAYMENT OF TAXES

1. The Landlord shall pay all taxes, assessments and other charges which may be assessed, levied or charged against the premises.

2. Nothing herein contained shall require the Tenant to pay municipal, state, or federal income taxes assessed against the Landlord, municipal, state, or federal capital levy, value-added, documentary, sales, estate succession, inheritance, or transfer taxes of the Landlord, or corporate franchise taxes imposed upon any corporate owner of the fee of the demised premises.

ARTICLE VII
REPAIRS

The Tenant shall not cause or permit any waste, damage, or injury to the leased property. The Tenant, at its sole expense, shall keep the leased property as now or hereafter constituted with all improvements made thereto and the adjoining sidewalks, curbs, walls, parking areas, landscaping, access road, and vaults clean and in good condition (reasonable wear and tear excepted), and shall make all repairs, replacements, and renewals, whether ordinary or extraordinary, seen or unforeseen, including but not limited to, all structural repairs, and repairs to the heating, ventilating and air conditioning equipment, plumbing and electrical systems, necessary to maintain the leased property. All repairs, replacements, and renewals shall be at least equal in quality of materials and workmanship to that originally existing in the leased property. In the event Tenant is liable for repairs under the provisions of this Article, all warranties, especially for heating and air conditioning units, etc., shall be passed through to Tenant and usable by Tenant in the event replacement and/or repairs are necessary.

ARTICLE VIII
SIGNS

Tenant may place such signs as it may deem proper on the premises, as long as said signs do not endanger the structure of the building or violate the local code. Upon termination of this Lease, Tenant may remove such signs provided Tenant is not in default hereunder, and shall repair any and all damage to the premises which may result from such removal.