

and quality that said floor will be moisture resistant and any repairs required to maintain same will be governed by the terms and conditions applicable to the roof and exterior walls as set forth in paragraph "(b)" above.

(e) To make payment, as the same shall become due or payable, of the amount of all taxes, assessments and all levies, general or special, of any nature and kind whatsoever which may be levied, assessed or otherwise imposed upon the premises or upon any and all buildings thereon. In the event that the Lessor fails to make payment of taxes, assessments and levies as the same shall become due or payable (except if same is being contested in good faith by the Lessor), the Lessee, at its option, may make payment thereof and offset the amount of any such payment from the rentals due hereunder; PROVIDED HOWEVER that the Lessor shall in no way be responsible for any taxes, levies, etc. which may be made upon the contents of said demised premises.

IN CONSIDERATION of the premises, the Lessee, at its own expense, hereby covenants and agrees as follows:

(a) To make payment of any taxes assessed against any of the Lessee's personal property situate upon the demised premises.

(b) To carry a minimum of \$100,000.00 liability insurance coverage on the demised premises covering the building and the parking area.

(c) To maintain and be fully responsible for the trucking area and the Lessee may at its option pave same with either asphalt or concrete.

(d) To pay all charges for gas, electricity, water and fuel consumed in connection with Lessee's use of the leased property.

(e) To maintain and keep in good repair and working order the heating, lighting, toilet and other existing facilities including the sprinkler system located within the demised building.

(CONTINUED ON NEXT PAGE)