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business and without, however, materially altering the basic character of the leased premises and the building or improvements thereon or weakening any structure on the leased premises. Lessor shall be responsible for the maintenance of the roof of the leased premises, all exterior repairs, plumbing, electrical, heating system and air conditioning, and Lessee shall be responsible for all interior items and the routine maintenance on the heating system and air conditioning. Lessee shall keep the entranceways and parking areas reasonably free from ice and snow and at all times keep the leased premises in clean and orderly condition.

9. Utilities. Lessee shall pay all charges for heat, gas, electricity, water and other public utilities used on the leased premises.

10. Removal of Improvements. If requested by the Lessor at the termination of this Lease, Lessee shall, at Lessee's sole expense, remove all installations, alterations, or improvements made by Lessee in or on the leased premises or make such other disposition thereof as Lessor shall approve. All alterations, improvements, furnishings, trade fixtures, equipment, and other personal property installed in or on the leased premises by Lessee and paid for by Lessee shall remain the property of Lessee and may be removed by Lessee upon the termination of this Lease, provided (a) any of such items as are affixed to the leased premises and require severance may be removed only if Lessee shall repair any damage caused by such removal and (b) Lessee shall have fully performed all of the covenants and agreements to be performed by Lessee under the provisions of this Lease. If the Lessee fails to remove any items referred to hereinabove from the leased premises within ten (10) days following the termination of this Lease, all such alterations, additions, and improvements shall become the property of the Lessor unless Lessor elects to require their removal.

11. Damage or Destruction.

(a) Except as expressly herein provided, no destruction of or damage to the leased premises shall entitle Lessee to surrender possession of the leased premises or to terminate this

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