

-Page Three -

for the insurance of said premises against fire. The Lessee agrees to pay any additional fire insurance premium required by reason of any increased hazard occasioned by the Lessee's use of the premises and the Lessee further agrees to comply with all laws, ordinances and regulations as<sup>to</sup> the occupancy of the premises.

5. The Lessor agrees to keep in good repair the roof, outer walls, downspouts and approaches to the building located on the premises, including water proofing of the exterior walls if the same shall become necessary; the Lessee agrees to keep in good repair the interior of the building including all fixtures, heating apparatus, pipes, wires, floor, ceiling and partition walls. It is understood that the Lessee may make minor alterations to the interior of the building, including painting partition walls and refilling in whole or in part the drainage troughs on the floor of the building.

6. The Lessor agrees to maintain fire insurance and extended coverage on the premises, exclusive of the personal property and fixtures of the Lessee at the Lessor's expense. It is further agreed that such fire insurance shall be for the benefit of the Lessor and the Lessee in that no claim will be made by the Lessor or any other person against the Lessee for damage to the premises resulting from

(Continued on Next Page)