

(m) That it will surrender the leased premises at the termination of this lease in as good condition as they shall be in at the beginning, reasonable wear and tear and damage by casualty alone excepted.

10. The Landlord covenants and agrees:

(a) That it has the legal right to enter into this lease and that it will put the Tenant in actual possession of the leased premises at the beginning of the aforesaid term and that said Tenant, so long as it pays the rent and performs the covenants on its part herein set out, shall and may peaceably and quietly have, hold and enjoy the leased premises for the full term hereof.

(b) That it will, at its expense, keep the roof and exterior walls (exclusive of glass) in good repair. Provided, however, the Landlord shall not be liable for damages resulting from any defect in the roof and outer walls until it has been given written notice thereof and had reasonable time within which to make such repairs.

(c) That subject to the provisions of Section 8 hereof, it will maintain the parking lot, mall, streets and walkways within the Shopping Center in good repair.

(d) That it will, at all times, provide not less than 1,000 spaces for parking in said Shopping Center.

(e) That it will pay all taxes assessed or imposed upon the land and buildings in the Shopping Center.

(f) That it will promptly restore any damage done to the leased premises by fire or other casualty except as may be provided in 11 (b).

11. It is mutually covenanted and agreed:

(a) If the term hereof is for more than five (5) years, and if the total real estate taxes levied on all buildings

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