

The Lessor agrees to make the premises water tight and to keep the roof and outer walls of the premises in good repair.

The Lessee and employees of the Lessee shall have the privilege of parking on the property of the Lessor used for parking in the vicinity; provided not more than 15 cars are parked on the said property of the Lessor at any one time, and further provided that such parking shall be subject to all reasonable regulations made by Lessor to control parking and driveways for the benefit of the parties hereto and other lessees of the Lessor.

Lessor agrees to pay all real property taxes assessed against its property, and Lessee agrees to reimburse Lessor, for the year 1978 and subsequent years, the amount of taxes in excess of those assessed for the calendar year of 1977, with the understanding that such taxes will be apportioned and consistent only with the value of the property described in Paragraph 2, Page 1 of this agreement.

The Lessee agrees to pay all water, gas, heat, and electric power charges incurred in the use of the premises during the term of this lease which charges shall be separately metered and charged to Lessee. The Lessee agrees to keep said premises in a clean and sanitary condition as it finds them, except for damage caused by fire or other casualty and reasonable wear and tear.

In the event the Lessee removes, replaces or dismantles any of the lighting fixtures now installed on the leased premises then all such light fixtures shall be delivered forthwith to the Lessor by the Lessee.

It is understood that the Lessee shall bear all expenses of installation of any additional lighting, power, heating, or ventilating facilities or fixtures other than those now installed on the demised premises; and the Lessee may remove all such fixtures or facilities installed by and at the expense of the Lessee during the term of this lease, upon the expiration or termination of this lease, provided all rental payments shall have been paid by the Lessee and received by the Lessor and provided further that no damage will result to the premises by such removal.

In the event the demised premises shall be destroyed completely, or rendered unsatisfactory for use by fire or other casualty,

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