

The provisions of this paragraph shall not apply to any damages resulting from any casualty covered by the fire and extended coverage insurance to be carried by LESSORS upon the building located on the premises.

USE OF PROPERTY: LESSEE shall use said premises for a plastics assembly and warehouse operation business only unless specific written consent is first obtained from LESSORS. LESSEE shall keep the demised premises clean and free from trash, inflammable materials, and debris.

LEAKS: LESSORS shall not be responsible for any damages resulting from leaks or repair to the roof or exterior walls unless LESSORS have been given at least five (5) days' written notice to make proper repairs of same and have failed or refused to make such repairs after the passing of sufficient time for repairs to be made.

ALTERATION: The LESSEE shall be permitted to make any improvements or alterations as desired to said premises provided same do not in any manner injure or damage the premises. Any improvements or alterations made to the building shall be at the LESSEE'S expense and said improvements and alterations become a permanent part of the building and become the property of the LESSORS. The LESSEE, upon vacating the building at the end of the lease or expired options of renewal shall be permitted to remove any trade fixtures used in the exercise of its business provided said removal does not injure the building in any way. If removal of said trade fixtures results in any damages to the