

building, the LESSEE will repair said damages at the LESSEE'S expense.

If said improvements and/or alterations result in major changes to structural walls, utilities, passageways, windows, etc., written consent must first be obtained from LESSORS.

UTILITY BILLS: The LESSEE shall be responsible for all utility bills incurred in LESSEE'S business operation.

TAXES AND INSURANCE: LESSORS shall be responsible for the payment of County and City taxes and for the premiums on fire and extended coverage insurance on the building, excluding plate glass insurance, as plate glass is the responsibility of LESSEE regardless of breakage cause. LESSORS agree to carry adequate fire insurance on the building with extended coverage. The LESSEE shall be responsible for any increase in property taxes and assessments on the premises in excess of the property taxes for the year 1981 - this provision serving as a tax stop for LESSORS. The LESSEE shall also be responsible for any increase in fire and extended coverage insurance premiums above the amount of the premiums charged for the year 1981. LESSEE'S portion of tax and insurance payments shall be due and payable upon receipt of invoice for same from LESSORS.

UTILITY SERVICE CHARGE: LESSEE shall be responsible for any water, sewer, or other service charges assessed by any political subdivision during the base term or renewal term of this lease.

FIRE AND CASUALTY: In the event of fire or casualty loss, the rental consideration shall be abated for that period or portion of time that the premises are not adequately useable by LESSEE