

a receptionist the consideration for which will be included in the rental described in Paragraphs (3) and (5) above.

7. Maintenance and Repairs: The Lessor covenants and agrees that it will, at its own expense, maintain and promptly repair the roof, exterior and structural portions of the demised premises except for repairs caused or necessitated by Lessee. Lessor shall also keep and maintain in good repair any parking lot located on the demised premises. The Lessor covenants and agrees that it will, at its own expense, keep and maintain in good order, condition and repair, the interior of the demised premises and all other portions of the demised premises including plumbing, air conditioning, heating and electrical facilities.

8. Alterations and Improvements: Lessee shall have no right and privilege to make alterations, improvements, additions and changes, structural or otherwise, during the primary term of this Lease, or any extension hereof.

9. Removal of Trade Fixtures and Equipment: Lessee shall have the right to place or install in or upon the demised premises such trade fixtures and equipment as it shall deem desirable for the conduct of its business, and all trade fixtures and equipment so placed in or upon the demised premises at the expense of the Lessee (whether or not readily removable) shall remain the property of the Lessee, and all or any part thereof may be removed by Lessee, but Lessee shall be under no obligation to remove same and may, at its option, surrender all or any part thereof with the leased premises. In the event such trade fixtures or their removal shall cause damage or disfigurement to the walls, ceilings or floors of the demised premises, the cost of repairing the same shall be borne by the Lessee. In connection herewith, Lessor agrees to execute a waiver and/or release, if requested to do so, in favor of any person or party who holds title to, or a security interest in, such equipment, fixtures, merchandise, or other personal property installed or placed in or on the demised premises permitting the removal of such equipment, fixtures, merchandise and other personal property by

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