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(6) The Lessor shall pay when due, all City, County and State ad valorem taxes and special assessments levied against the leased property. The Lessor will also be responsible for the maintenance of the outer walls and roof of the aforementioned building on the leased property. The Lessee shall be responsible for all other maintenance of said building, including specifically the interior thereof, the heating system and air conditioning unit, and all other equipment and fixtures therein.

(7) The Lessor will keep the aforesaid leased building adequately insured, and if the Lessee wishes, will take out a policy jointly with the Lessee, covering both the leased building and the said equipment and fixtures therein, the premiums therefor to be paid by the Lessor and Lessee in proportion to a proper valuation of the Lessor's and the Lessee's property covered, any insurance proceeds under such policy to be payable as their respective interests may appear.

In the event said building is partially damaged by fire or other casualty to such an extent that it is temporarily unfit for occupancy, the Lessor will promptly repair the same and the rent provided for herein, or a proportionate part thereof, shall be abated until such repairs are made. If said building is totally destroyed or substantially damaged by fire or other casualty to the extent that it is rendered unuseable by the Lessee for the purposes stated in Paragraph (5) above, the rental provided

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