

12. To keep the roof, outer walls and structural portions of the said building in good repair. All changes, additions, or improvements required by any legally constituted authority shall be made by the Landlord, and in the event that the building is legally condemned, the Tenant shall have the right to terminate this lease on a ten (10) days notice.

THE TENANT AGREES DURING THE TERM OF THIS LEASE:

13. To pay rent as stipulated above.

14. To carry such plate glass insurance as may be necessary, and to replace all plate glass that may be broken in said building.

15. To permit the Landlord, or its agent, to visit the premises for the purpose of making inspection or repairs at any time during business hours.

16. To keep the interior of the building painted and in good condition of repair, and maintain and repair all exterior concrete and asphalt paving, and to keep the heating and air-conditioning equipment, the wiring, plumbing and septic tank in good condition of repair; however, the Landlord agrees to replace all parts necessary in the heating and air-conditioning equipment, plumbing, wiring and septic tank.

17. To surrender the premises at the expiration of this lease without injury or abuse on its part, natural wear and tear and the acts of God excepted.

18. For the protection of the Landlord and Tenant to carry Owner's, Landlord's and Tenant's liability insurance in amounts of not less than \$25,000 each person, \$50,000 each accident for bodily injury and \$5,000 property damage, and to furnish to the Landlord each year copies of such policy to evidence the fact that this insurance is continuously in force and effect.

19. To pay for gas, electricity, water and fuel oil used.