

4. DURING THE CONTINUANCE OF THIS LEASE THE LESSOR SHALL PAY ALL TAXES AND ASSESSMENTS LAYED UPON THE LEASED PREMISES AND SHALL MAINTAIN AND KEEP IN GOOD REPAIR THE ROOF AND EXTERIOR WALLS OF THE BUILDING ON THE LEASED PREMISES, HOWEVER, THE LESSOR SHALL NOT BE CALLED UPON TO PAINT THE EXTERIOR WALLS DURING THE TERM OF THIS LEASE. THE LESSEE SHALL KEEP THE INTERIOR OF THE BUILDING IN PROPER REPAIR.

5. IN THE EVENT OF DAMAGE TO THE LEASED PREMISES BY FIRE OR OTHER CASUALTY TO SUCH AN EXTENT AS NOT TO SUBSTANTIALLY OR UNREASONABLY INTERFERE WITH THE USE OF THE PREMISES BY THE LESSEE, THE LESSOR SHALL PROCEED TO REPAIR AND REPLACE THE SAME, AND UNTIL REPAIRS HAVE BEEN MADE BY THE LESSOR THE RENT SHALL BE EQUITABLY ADJUSTED TO THE EXTENT THAT THE LESSEE IS DEPRIVED OF THE USE OF THE DAMAGED PORTION OF SAID PREMISES. SHOULD THE LEASED PREMISES BE DESTROYED OR DAMAGED TO THE EXTENT THAT THE SAME CAN NOT BE SATISFACTORILY OCCUPIED BY THE LESSEE, THE LESSEE SHALL NOT BE REQUIRED TO PAY ANY RENTAL FROM THE TIME SAID DESTRUCTION OR DAMAGE LOSS UNTIL THE PREMISES SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE LESSEE, AND IN THE EVENT OF THE LAST MENTIONED DESTRUCTION OR DAMAGE, EITHER PARTY, BY WRITTEN NOTICE TO THE OTHER, WITHIN THIRTY (30) DAYS OF THE DATE OF SUCH DESTRUCTION OR DAMAGE, MAY CANCEL THIS LEASE.

6. IF DEFAULT SHALL BE MADE AT ANYTIME BY THE LESSEE IN THE PAYMENT OF ANY RENT DUE UNDER THIS

(Continued on Next Page)