

Zoning

3. Said premises are properly zoned for the use required by LESSEE in conducting its business as hereinafter described, and if zoning or other laws or ordinances regulating the use of the premises, in effect at any time during the term hereof, shall make it unlawful or impractical for LESSEE to conduct its said business at the Leased premises, then LESSEE shall have the option to terminate this lease upon written notice to LESSOR.

Exclusive
Parking Area

4. LESSEE, its agents, servants, invitees and licensees shall have exclusive use of the parking area included in the premises, if any, and shall at all times have free ingress and egress to and from said parking area, and to and from any rear entrance of the demised premises for the purpose of loading and unloading its merchandise.

Exterior Re-
pairs and
taxes

5. LESSOR shall make all necessary exterior repairs including, but not limited to, the roof, foundation, exterior walls, paved and blacktopped areas, gutters and downspouts, including drainage of the same, and those repairs necessary because of structural defects of the building. LESSOR shall pay any and all taxes, levies licenses, and other charges which may be legally levied, assessed, charged, or imposed on the premises by the state where the premises are located, or any political subdivision thereof, or by the United States of America, or by any governmental authority having jurisdiction over the premises.

Alterations
and Trade
Fixtures

6. LESSEE shall have the right to make such alterations to the premises as may be necessary for the conduct of its business; provided however, that the LESSEE shall make no structural alterations without the written consent of the LESSOR which shall not be unreasonably withheld. LESSEE shall also have the right

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