

agrees to furnish customary electrical connections within said building; however, no heating or cooling facilities will be furnished. The Lessor will furnish a source of water adequate for normal office and warehouse use to the premises, but Lessor shall not plumb the building or supply any plumbing fixtures or equipment.

4. The Lessor agrees to furnish and maintain a driveway adjacent to the demised premises which will be adequate for ingress and egress for vehicles and trucks to the loading and parking areas and Lessor reserves the right to itself, its successors and assigns to use said drive for ingress and egress as needed for other property in the area.

5. The Lessees will furnish all utilities, including power, cleaning service, water, etc.

6. Lessor agrees to maintain and keep in good repair and appearance the exterior of the building, the drive, parking area, the grounds, the roof and the electrical system.

7. Lessees agree to maintain and keep in good repair and appearance the interior of said building, except as specified above, and to return the premises to the Lessor at the end of their occupancy in good condition and free from damage, except for normal wear and tear.

8. If, as a result of damage to or destruction of the improvements on the demised premises due to fire or the elements or as a result of any cause whatsoever, except the negligence of the Lessees, their servants, agents or invitees, the whole or any part of the premises shall become untenable, dangerous or unfit for Lessees' use or cause the Lessees to lose the use of all or a portion of the premises, rent shall proportionately abate during the continuance of such condition; and, in the case of substantial destruction, Lessor may terminate this lease as of the date of such destruction by giving written notice to the other party within 30 days after such damage or destruction. In case of substantial destruction, Lessees may terminate as of date of destruction unless said property is repaired and made habitable by Lessor within a reasonable period of time, not to exceed 60 days from date of