

(e) WARRANTY OF CONSTRUCTION

Lessor warrants and guarantees the building hereinafter to be constructed and all its component parts, including but not limited to electrical, plumbing, heating, air conditioning and/or ventilating equipment for a period of twelve (12) months from the effective date of this lease, against all defects in materials and workmanship.

7. USE OF THE PREMISES: Unless the previous written consent of the Lessor is obtained, which consent shall not be unreasonably withheld, the Lessee shall use the demised premises, during the primary term of this lease and any extension hereof, only for the purposes of an office facility. In connection herewith, the Lessee covenants and agrees that the demised premises shall not be used for any illegal purposes or for purposes creating a nuisance or trespass or tending to vitiate the insurance or increase the rate of insurance on the demised premises.

8. REPAIRS: The Lessee, covenants and agrees to make all necessary repairs to the demised premises and any improvements hereinafter constructed thereon and to keep the same in a good state of repair and condition, ordinary wear and tear excepted, at all times during the primary term of this lease and any extension hereof.

9. ALTERATIONS AND IMPROVEMENTS: Lessee shall have the right and privilege to make such alterations, improvements, additions and changes, structural or otherwise, during the primary term of the lease or any extension hereof, as it may desire, at its own cost and expense, in and to the demised premises in any such manner as it may deem necessary or convenient to promote the interest of its business provided that such alterations, improvements, additions, or changes do not decrease the value of the demised premises, as of the time such alterations are made. Any alterations, improvements, additions or changes made to the demised premises by or for the Lessee under the terms of this paragraph shall attach to the realty and become the property of

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