

restrictive use by the Tenant prior to the repair or restoration.

Should said building be so extensively damaged by fire or other casualty as to require rebuilding then the Landlord shall promptly, at its expense, restore or rebuild the same so that thereafter the property shall be substantially the same as prior to such destruction. The rent shall cease and abate from the date of such destruction until the property has been rebuilt and possession tendered to the Tenant, and any rent paid in advance by the Tenant shall be refunded to it in such event; provided, however, that if such damage occurs in the last two (2) years of the initial term or any renewal thereof, and Tenant does not exercise any renewal options available to it or negotiate a new lease for at least five (5) years, Landlord may elect not to rebuild and cancel the lease.

MAINTENANCE AND REPAIRS

9. The Landlord shall maintain, keep and repair, at its expense, all exterior portions of the demised premises, including the roof, exterior walls, and all structural portions of the building whether the same be on the interior or exterior. In addition, the Landlord agrees that during the term hereof, or any extension or renewal hereof, it will keep the plumbing and electrical systems in repair, and that it will keep the paved parking areas on the demised premises in a good state of repair. Landlord shall furnish an air conditioning system in the premises of a capacity sufficient to maintain an even inside temperature of not less than twenty (20°) degrees below outside temperature and maintain a relative humidity of not more than fifty (50%) percent.

The Tenant shall keep, maintain, and repair at its expense all interior portions of the demised premises, excepting structural repairs and all repairs which are the responsibility of the Landlord or which are made necessary by reason of fire and other unavoidable casualties covered by Landlord's fire and extended coverage insurance, excepting reasonable wear and tear. Within such repair responsibility of Tenant shall be included: the air conditioning and heating equipment (but not duct work which shall be the responsibility of Landlord), provided, however, Landlord shall accord to Tenant the benefit of any warranties, extended by the manufacturers or the installers of such equipment; the floor surfacing; the replacement of any plate glass damaged or broken, except such as is