

4. Lessee will, at its own cost and expense, make all necessary repairs, of every kind whatsoever, to the premises herein demised, during the term hereof. Such repairs shall include, but not be limited to, repairs to building or buildings herein demised, both inside and out, roof and structural repairs.

5. Lessee will keep interior of all buildings on premises herein demised in such repair as same are in at commencement of this lease, or may be put in during continuance thereof, take good care of demised premises and will, at termination of this lease, deliver up same in good condition, ordinary wear and tear, damage by fire or other unavoidable casualty excepted.

6. Lessee will pay all taxes, of every kind whatsoever which may be levied against premises hereby leased, by any city, county, state or other governmental authority.

7. Lessee, in name of Lessor, will procure, keep and maintain, in full force and effect throughout the term of this lease, or any extension or renewal thereof, fire and extended coverage insurance to not less than 80% of actual cash value in physical structures on demised premises, in consideration of which the right of subrogation against Lessee for loss or damage by fire and/or extended coverage perils is waived.

8. Lessee may alter and change buildings on demised premises, at its own cost and expense, when necessary, for purpose of its business, provided such alterations are done in first-class workmanlike manner.

9. In event Lessee desires Lessor to make substantial alterations or major additions to premises for purposes of its business, and Lessor agrees to make such alterations and additions, then Lessee shall pay to Lessor as annual rental in addition to annual rental hereinafter specified, a sum equal to 10% of cost of such substantial alterations or major additions.