

The Lessee covenants and agrees with the Lessors:

1. That it will make at its own expense all necessary repairs and alterations not otherwise provided for herein.
2. That it will not permit the leased premises to be used so as to render void or voidable any policies of insurance against fire.
3. That at the expiration of this lease it will deliver up the premises in as good condition as they shall be at the beginning of said lease, reasonable wear and tear and damage by fire, storm or other casualty alone excepted.

The Lessors covenant and agree with the Lessee:

1. That they will from time to time at their own expense make any additions, alterations or replacements that may become necessary in order to comply with any regulations or orders issued by state or municipal authorities.
2. That from time to time they will make such repairs as are reasonably necessary to keep the leased premises in first class tenable condition, including such repairs as may become necessary as a result of fire, windstorm or robbery. It is understood however that the Lessors will not be required to pay for any interior decorating or exterior painting unless such work results from some act of God. If the Lessors fail to make the repairs for which they are obligated hereunder within ten (10) days after written demand by Lessee, the Lessee shall have the right to have the same made and deduct the cost thereof from the rental hereunder.