

(4) The Lessee agrees that he will maintain the interior of the premises, including all machinery and equipment, in good condition and repair, and the Lessee agrees to surrender same to the Lessor upon the expiration of the term of this lease in as good condition as the same now exists, reasonable wear and tear excepted.

(5) It is understood and agreed that the Lessor will pay all property taxes on the leased premises and will, at the Lessor's own cost, secure and maintain fire and extended coverage insurance covering the subject building. The Lessee will be responsible, at his own cost, to secure and maintain adequate hazard insurance coverage on the equipment and contents in the building.

(6) In the event the property herein leased is damaged by fire or other casualty during the term of this lease, to an extent that represents less than fifty per cent of the value of said property, the Lessor will proceed to repair and restore said property as soon as the same can reasonably be done, taking into consideration the prevailing conditions as to labor and materials, and the rent herein reserved, or a proportionate part thereof, shall be abated until said property is restored. However, should said property be damaged by fire or other casualty to an extent equal to fifty per cent or more of the value of the property, this lease shall thereupon terminate at the option of the Lessee, in which event the rent reserved herein shall be due and payable only up to the date of such damage.

(7) It is understood and agreed that the Lessee will pay the costs of water, lights, heat, refrigeration, air conditioning and all other utility services and charges in connection with the use of the leased property.

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