

ARTICLE VII.

MAINTENANCE AND UPKEEP:

Lessor covenants and agrees to maintain, at its expense, in good condition and repair the roof and outside walls of the building herein demised. Any and all other repairs needed to the leased improvements, structures, driveways and other properties hereby leased, shall be done by and at the sole expense of Lessee. It is particularly understood and agreed, however, that any structural change or alteration in such buildings, improvements, and property required by any governmental authority pursuant to any controlling laws and regulations, or any structural changes required because of Lessor's failure to properly erect and construct said improvements upon the land, according to plans and specifications as herein contemplated, shall be made by and at the expense of Lessors. Further, should Lessor's said property, or any portion thereof, be destroyed or so damaged by fire or other casualty as to become unfit for occupancy, or use, Lessor shall repair, rebuild or replace the same at Lessor's cost and expense within sixty (60) days after notice from Lessee so to do. Any other repairs required of Lessor shall be made within ten (10) days after notice from Lessee so to do. In the event Lessor shall fail, neglect or refuse to make the required repairs or replacements, whether they be such as to render the premises unfit for occupancy, or use, or otherwise, Lessee may terminate this lease, or may make the required repairs, replacements, changes or alterations, for the account of Lessor as hereinafter provided in the Article entitled "BREACH OR DEFAULT."

Notwithstanding the foregoing, any repairs necessitated by toilet stoppages costing TWENTY-FIVE (\$25.00) DOLLARS or less shall be made by Lessee, at Lessee's expense; and Lessee agrees that after the initial painting, except in the event of damage or destruction by fire or other casualty, Lessee, at its expense, will paint the improvements whenever Lessee considers such painting to be necessary.

ARTICLE VIII.

TAXES AND ASSESSMENTS:

Lessor agrees to pay all general taxes and special assessments levied and assessed and to be levied and assessed on said premises while this lease remains in force.

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