

8. The Lessor shall furnish an adequate air conditioning unit, heating unit, and fluorescent light fixtures, but the Lessee shall bear all costs of its utilities used by it during the term of this lease or any renewal thereof.

9. The Lessee may make such improvements and alterations to the premises as it and the Lessor shall agree from time to time, and such improvements and alterations shall be at the expense of the Lessee. The Lessee may install such furnishings, carpeting, equipment, apparatus, and fixtures as it may choose from time to time, and it shall have the right to remove all of its property, including but not limited to said furnishings, carpeting, equipment, apparatus, and fixtures, upon the termination of this lease or any renewal thereof, provided the premises are left in as good condition as they were when delivered to the Lessee, reasonable wear and tear excepted, and further provided that all rent then due has been fully paid.

10. The Lessor shall keep in good order and repair the roof and outer walls of the premises, but he shall not be liable for any damage occurring because of the condition of the roof and outer walls unless he shall fail to repair them within a reasonable time after notice is given to him by the Lessee of any defect in the roof and outer walls. The Lessor may make such repairs to the premises as may be necessary for structural reasons, in a reasonable manner and after notice to the Lessee, but he shall not disrupt or interfere with the operations of the Lessee. The Lessor shall keep the premises, including the heating and airconditioning units, plumbing, glass, electrical wiring and fixtures, in good order and repair during the term of this lease or any renewal thereof. He shall have the right to enter and inspect the premises at any reasonable time and in a reasonable manner.

11. The Lessee shall not use the premises for any unlawful purpose or permit thereon anything which may be or become a nuisance. It agrees to comply with all ordinances, statutes,

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