

keep and maintain in a good state of repair the interior of the said building and demised premises and the interior electrical, plumbing, heating and air conditioning systems, and the said LESSEE shall paint at his own expense the interior of said building as often as may be deemed necessary by the LESSEE.

4. The LESSOR agrees that it will promptly pay as and when the same becomes due and payable, all taxes, levies and assessments or other liens levied upon the demised and leased premises, prior to or during the time of this Lease and further agrees that in the event of its default therein the LESSEE may pay same and deduct the amount thereof, together with any penalties and interest which may have been paid by LESSEE from rents next accruing hereunder. The LESSEE, however, covenants that he will pay for all water, gas, heat, fuel, power and electricity and other utilities charges used on the demised premises, during the term of this Lease and will pay all taxes, levies, assessments and business licenses and other liens upon his own property and the operation of his business during the term of this Lease.

5. The LESSOR covenants and agrees that it will not during the term of this Lease or any extension thereof, directly or indirectly, lease, rent, operate or permit to be leased, rented or operated a variety store or ten cent store, discount or otherwise, in or upon any of the premises in the remaining property owned by LESSOR at this location.

6. The LESSOR shall permit the LESSEE to make any alterations or repairs or additions to the building that would be conducive to the carrying on of the business for which the building is leased, except structural changes, which structural changes must be approved by the LESSOR.

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