

(4) MAINTENANCE OF PREMISES: Lessor covenants that it will keep in a good state of repair the exterior of the building, together with all plumbing and electrical connections, and the Lessee shall keep and maintain in a good state of repair the interior of the building. Also, the Lessee agrees to maintain and repair the heating and air conditioning units and the hot water heater. It is specifically agreed between the parties that in the event the Lessee has to install either a heater, air conditioner, or hot water heater he may remove these units upon the termination of this lease with the condition that the building is restored to good order from any damage caused by such removal.

(5) TAXES AND UTILITIES: Lessor agrees 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 term 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 it 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 its own property and the operation of its business during the term of this lease.

(6) ALTERATIONS TO BUILDING: No structural alterations or additions, at any time, be made by the Lessee without the Lessor's consent, which consent shall not be unreasonably withheld, except that Lessee, may at its own expense, make such structural or other changes as may modernize and standardize the interior of the building, provided such changes do not alter the Lessor's residual value.

(7) SIGNS: Lessor shall permit Lessee to erect reasonable signs, in keeping with those in the area, used to promote its business, either on the exterior or interior of the building provided it does not damage said building, and should damage occur, it shall be repaired and paid for by Lessee.

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