

3. The Lessee may install and maintain in said premises such wiring, fixtures and other property as it may desire, and shall have the right to remove same therefrom at the expiration or other termination of this lease.

4. The Lessor agrees to maintain and keep in good repair the roof, exterior and supporting walls, parking lot paving, water and sewer lines upon the leased premises, at his own cost and expense and in accordance with the reasonable requirements of the Lessee, and shall reimburse the Lessee for any damage to the interior caused by any defect in the roof or exterior or supporting walls of said building.

5. The Lessee shall maintain and keep in good repair the interior of the building, plumbing, electrical wiring and equipment. The Lessor guarantees the heating and air conditioning systems to be operational at the time Lessee takes possession of the premises. Lessor shall also be responsible for all major maintenance, repair or replacement of these systems, except for replacement of filters and minor repairs not to exceed \$50.00 in cost, which shall be the responsibility of the Lessee. Lessee shall also keep in repair and shall maintain in good condition all hardware, all painting and decorations and shall replace all broken or damaged glass including window glass or plate glass.

6. In the event of any damage to or destruction of the building or buildings upon the leased premises by fire or other casualty, the Lessor shall proceed at once to repair and replace the same, and should said building or buildings be destroyed or damaged to the extent that the same cannot, in the opinion of the Lessee, be satisfactorily occupied and used by it, then and in any