

(c) The Tenant shall maintain and replace all lighting and lighting fixtures as such becomes necessary.

(d) The Landlord shall provide adequate policing of the grounds adjacent to the premises hereby demised.

(e) The Tenant shall provide for the collection of garbage at such times and in such manner as will not prevent the Landlord from maintaining proper sanitary conditions in and about its facilities.

(f) The Tenant shall maintain and keep in repair all doors; and the Tenant shall be responsible to replace any window glass which may be broken by any cause whatsoever.

(g) The Landlord shall maintain and keep in repair the heating and air conditioning systems except that if the cost of such maintenance and repair shall be estimated by a reputable service company to cost less than Two Hundred Dollars (\$200.00), the expense of such maintenance and repair shall be borne by the Tenant. Except as to heating and air conditioning, the Tenant shall be responsible for ordinary maintenance of equipment placed upon the premises by the Landlord.

(h) The Tenant shall be responsible to maintain and keep in repair all fixtures and equipment installed by it, which said property, whether or not attached to the realty, shall be and remain personally the property of the Tenant.

7. If the demised premises, or any part thereof, are damaged or destroyed by fire or other casualty, not related to or caused by Tenant's occupancy, the Landlord shall immediately repair, rebuild or reconstruct the said premises to their condition immediately prior to such damage or destruction; and until the premises have been so repaired, rebuilt, or reconstructed, the rental provided hereunder shall abate. If the Landlord shall not have commenced repairing, rebuilding, or reconstructing said premises in accordance with its responsibilities hereunder within thirty

(CONTINUED ON NEXT PAGE)

1013 931

4328 RV-2