

Vol 1113 Page 121

3. TAXES: The Lessees shall pay all State, County and City taxes on the building, improvements and leased land during the term of this lease which exceed the amount of the 1979 taxes on the said land and buildings. In addition, the Lessees agree to pay all license fees, permit fees or other taxes which may be due any governmental body in connection with the construction or improvement of the buildings and land in the future and/or the operation of the Lessees' business. Written evidence of the payment of such taxes and fees shall be furnished by the Lessees to the Lessors upon request therefor. The Lessors shall contribute their portion of the real estate taxes, which portion shall not exceed the amount of the taxes paid for the year 1979.

4. IMPROVEMENTS AND ALTERATIONS: Consistent with zoning ordinances and restrictive covenants affecting the leased premises, the Lessees shall have the right and privilege at all times during the continuance of this lease, to make, at their own expense, such improvements to the exterior and interior of the buildings as they may desire, including alterations, deletions, replacements and additions thereto, but only if such improvements do not diminish the value of the Lessors' premises in any way. Any such improvements, alterations, replacements and additions made by the Lessees to the exterior and interior of the buildings shall be considered as a part of the said demised premises, unless the contrary appears herein by expressed language.

Any such improvements to the premises, including the plumbing, heating, wiring and other utilities shall be made in such a manner so as to maintain the self sufficient nature of the demised premises, such that the buildings are self contained units at the end of the lease term without regard to any building on adjacent property which the Lessees may have leased from persons other than the Lessors.

Any improvements, alterations or changes to the demised premises as may be undertaken by the Lessors shall be the responsibility of the Lessors as to its orderly completion, including the disposition of any liens, mechanic's liens or attachments resulting therefrom.

0121

4328 RV-2