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6. Lessor agrees to maintain the roof and outer walls of said building hereby let in a good state of repair. Upon notice to Lessor by Lessee of any defect in said building, Lessor agrees to remedy the same promptly. Otherwise, Lessee shall be solely responsible for the maintenance and repair of said premises and Lessee agrees to maintain in a good state of repair, ordinary and usual wear and tear only accepted, and to surrender the same to the Lessor at the end of the term hereof in as good condition as they now are, normal wear and tear only accepted. Lessee acknowledges that said premises are presently in a good state of repair and agrees to take the same "as is".

7. Lessee agrees to pay for, and save Lessor harmless, for any and all utilities used by the Lessee on said premises. Lessor agrees to be responsible for the taxes and insurance on said building. Lessee shall be responsible for its contents situated in said building or on said premises.

8. If, during the term of this lease or any extension thereof, the building on the leased premises is damaged by fire or other casualty and the damage thereto does not render the building untenable, then the Lessor shall immediately repair said damage at Lessor's expense. However, if the damage resulting to the building from fire or other casualties is such as to cause the premises to become untenable, then Lessor or Lessee may elect to terminate this lease as of the date of the damage by such fire or other casualty by giving written notice to the other within thirty (30) days after such loss.

9. There shall be no alterations or changes to the interior or exterior of the building situated upon the leased premises without the prior written consent of the Lessor. The Lessee may install such fixtures and equipment that it finds necessary to operate its business; however, such fixtures and equipment that are installed to the premises and become a part thereof shall become a part of the building and shall become the property of the Lessor except such as are readily removable without damage to the

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