

one-half of the costs thereof:

- (a) Repaint all rooms;
- (b) Refloor all rooms with asphalt tile;
- (c) Adding all electrical lines and outlets to accommodate new room and fixtures of the Lessee;
- (d) Installation of plumbing pipes for dental fixtures of Lessee.

4. The Lessor shall furnish heat, air-conditioning, cold water and electricity to the premises, and shall repair and maintain the heating and air-conditioning system, together with the water pipes up to but not including the water fixtures. The Lessor shall also maintain the exterior walls and the roof, but shall not be responsible for any damages resulting from the faulty condition thereof until the Lessee has notified the Lessor in writing of the need of repairs which the Lessor has failed to make within a reasonable time. The Lessor shall not be required to make any repairs to the interior, the word "interior" including electrical and water fixtures, the repair and maintenance of such interior being the responsibility of the Lessee.

5. The Lessee shall use the premises as dental office space. If the use of the premises by the Lessee be discontinued, or the premises vacated before the expiration of the Lease, the whole of the unexpired term becomes immediately due and payable.

6. In the event the premises are damaged by fire or casualty, rendering a portion of the same untenable, the Lessor shall repair and restore the same within a reasonable time, and the rent shall be proportionately abated. In the event that the premises are destroyed or rendered untenable for occupancy, the Lease shall not terminate but the Lessor shall repair and restore the building within ninety (90) days, and the Lessee shall be relieved from any payment of rent.

7. The Lessee agrees not to make any alterations without the written consent of the Lessor; not to assign or sub-let any part of the