

Lessee agrees to maintain said premises in as good condition as when received, ordinary wear, tear and deterioration and damage by the elements or unavoidable casualty excepted, and to pay Lessor said rent as herein specified.

Lessor covenants that said premises are suitable for general office use, and hereby agrees to keep such premises in good and tenantable condition and to make at Lessor's own expense such repairs to any portion of said building as may be necessary to replace faulty construction or to replace all ordinary wear, tear and deterioration, to do such painting of the premises at not less than five (5) year intervals as is necessary to maintain the building in reasonably good condition and appearance, and to make all changes and additions required by reason of any laws, ordinances, orders or regulations of any municipality, county, state, or other public authorities, including the furnishing of required sanitary facilities; and that should Lessor fail to make any such repairs, replacements or changes, within thirty (30) days after written notice from Lessee of the necessity thereof, Lessee may, at its option, make the same and deduct the cost thereof from the rent next or at any time thereafter accruing.

Lessee may make, from time to time, such interior changes, alterations, additions and improvements in, on or to the said premises as will, in the judgment of Lessee, better adapt the same to the purposes of its business, provided, however, that no structural changes or alterations will be made without the written consent of the Lessor. All fixtures added and improvements made in, on, or to such premises by Lessee shall be at its own expense. Removable

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