

ARTICLE VII.

MAINTENANCE AND UPKEEP:

Lessor covenants and agrees to maintain, at its expense, in good condition and repair the buildings, improvements, structures, driveways, and other property hereby leased, and Lessor shall likewise correct any defects in materials and work in the construction of said buildings, improvements, structures and property as and when the same appear, and also at its expense to make any changes or alterations in such buildings, improvements, structures, and property as shall be required by any governmental authority pursuant to any controlling laws and regulations. Should Lessor's said property, or any portion thereof, be destroyed or so damaged by fire or other casualty as to become unfit for occupancy or use, Lessor shall have sixty (60) days after notice from Lessee so to do within which to repair, rebuild or replace the damaged or destroyed property. The rent herein reserved shall abate from the time said premises are so rendered unfit for occupancy or use until the necessary repairs or replacements are made and the premises are put in condition for the conduct of business. If the damage to Lessor's property is such as not to prevent the conduct of business, and also when repairs or replacements not the result of fire or other casualty, or changes or alterations required by governmental authority, are required, Lessor shall make the same within ten (10) days after notice from Lessee so to do. In the event Lessor shall fail, neglect or refuse to make the required repairs or replacements, whether they be such as to render the premises unfit for occupancy or use or otherwise, Lessee may terminate this lease, or may make the required repairs, replacements, changes or alterations, for the account of Lessor as hereinafter provided in the Article entitled, "BREACH OR DEFAULT."

Lessee agrees to return said premises to Lessor at the termination of this lease in as good condition as when received, natural wear, tear, and deterioration because of use, time, and the elements, causes beyond the control of Lessee, and repairs and replacements for which Lessor is obligated, excepted.

Notwithstanding the foregoing, Lessee shall, at its expense, make minor repairs to the improvements costing \$50.00 or less, not to exceed a total of \$100.00 in any one year, and if all of said amount is not expended during any one year, Lessee shall not be obligated to expend any unexpended portion in or for any subsequent year. The yearly periods referred to begin on the beginning date of the term of this lease. Lessee also agrees that after the initial painting, except in the event of destruction by fire or other casualty, Lessee will paint the improvements whenever Lessee considers such painting necessary or desirable.

ARTICLE VIII.

TAXES AND ASSESSMENTS:

Lessor agrees to pay all general taxes and special assessments levied and assessed and to be levied and assessed on said premises while this lease remains in force.

(Continued on Next Page)