

necessary for its protection against loss of or damage to the leased premises or any other property of Lessor situated thereon.

(b) Lessee shall procure and maintain all insurance which it deems necessary for its protection against loss of or damage to any of its property situated on the leased premises.

(c) Nothing contained in this lease shall be construed to require either party to repair, replace, reconstruct, or pay for any property of the other party which may be damaged or destroyed by fire, flood, windstorm, earthquake, strikes, riots, acts of public enemy, acts of God, or other casualty.

4. MAINTENANCE AND REPAIRS:

(a) Lessee shall maintain and keep in good repair and condition the interior of the leased premises, including all glass; provided, however, that Lessee shall not be required to perform any maintenance, repairs or replacements necessitated by ordinary wear and tear, by the negligence of Lessor, its servants, agents, or employes, by structural defects in any building, or by fire, or other casualty.

(b) Except for such maintenance, repairs, and replacements as are necessitated by the negligence of Lessee or as are required by subsection (a) of this paragraph to be made by Lessee, Lessor shall perform any and all maintenance, repairs, and replacements which may be necessary to maintain the leased premises in good and tenantable condition.

(c) Lessor shall have the right to enter upon the leased premises from time to time in order to inspect the same and to perform any maintenance, repairs, and replacements which it is required to make under the provisions of this lease, but this right shall be exercised in such manner as to not interfere with Lessee's use and enjoyment of the leased premises, and shall be subject to any and all laws, orders, or regulations of the United States Government or any

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