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time but should the roof or structural sidewalls subsequently need repairing or maintaining, Tenant agrees to promptly notify Landlord in writing of such need. Tenant agrees during the term of this lease to be responsible for and to make any and all other repairs of every nature whatsoever to the premises, specifically including the replacing of glass breakage. Tenant further agrees to keep the premises and all parts thereof in good repair and in a clean and sanitary condition, free from trash, inflammable matter and other objectionable matter. The Landlord shall not be responsible for any injury to any persons nor for any damage to goods or things occasioned by any defect or condition in or relating to the premises. The Tenant agrees to surrender possession at the end of the term in as good a condition as the reasonable use thereof will permit, and shall not make any alterations in the premises, including the placing of signs upon the building, without obtaining the written consent of the Landlord.

3. ASSESSMENTS. Landlord agrees to pay all real estate taxes and other public assessments and also to maintain fire insurance at Landlord's sole expense over the premises. Landlord also agrees to bear the entire expense of keeping the premises properly heated. Tenant agrees not to do or permit anything to be done in said premises or to keep anything therein that will in any way increase the rate of fire insurance on said buildings. The Tenant agrees to pay any increased insurance premiums on building or contents due to the Tenant's occupancy as additional rent. Tenant shall pay all charges for utilities, including water, gas, and electricity used in and upon said premises.

4. SUBLETTING. Tenant shall not have the right to sublet any portion of the premises without first obtaining the written consent of Landlord. Should Landlord consent to any subletting, Tenant shall remain primarily responsible under the terms of this Lease.

5. TERMINATION FOR DEFAULT IN PAYMENT OF RENT. It is further expressly understood and agreed that in the event there be any default for a period of ten days in the payment of the rental hereinabove reserved or any other breach by Tenant of any of the other covenants on the part of Tenant herein contained, then and in any such event it shall be lawful for Landlord, upon giving Tenant ten days written notice to declare the balance

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