

and other municipal departments or other governmental authorities respecting the manner in which it uses the Premises. It is understood, however, that Lessor will make any alterations of or additions to Premises which may be ordered or required by law or by any lawful authority, and that Lessee shall not be obliged to make any alterations of the same. Premises shall not be used for any illegal purposes nor in violation of any regulation of any governmental body, nor in any manner to create any nuisance or trespass, nor in any manner to vitiate the insurance or increase the rate of insurance on Premises.

(5) Acceptance. Lessee shall accept Premises in their condition when the construction of the building is completed provided such condition is suitable for the use intended by Lessee as indicated above. Lessor shall make such structural changes or repairs as may be necessary for safety and usability by the tenant; however, Lessee shall make any improvements other than structural improvements in order to facilitate its use of Premises.

(6) Lessee's Obligations. Lessee shall be liable for and shall hold Lessor harmless in respect of damage or injury to the leased Premises, or the person or property of the Lessee, or the person or property of Lessor's other tenants, or anyone else, if due to the act or neglect of Lessee or anyone in its control or employ. Lessee shall report in writing to Lessor any defective condition known to Lessee which Lessor is required to repair, and Lessee's failure to report such defective condition promptly shall make Lessee responsible for damages resulting from such defective condition. All personal property upon the Premises shall be at the risk of Lessee only, and Lessor shall not be liable for any damage thereto or theft thereof.

(7) Liability Insurance. During the term hereof, Lessor at its own expense will maintain and provide general public liability insurance for the benefit and protection of Lessor and Lessee in an amount not less than One Hundred Thousand (\$100,000) Dollars for injuries to any one person, and not less than Three Hundred Thousand (\$300,000) Dollars for injuries to more than one person arising out of any one accident or occurrence.

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