

the laws, regulations or orders relating to the use, occupancy and construction thereof, or has ordered or required or shall hereafter order or require any rebuilding, alteration or repair thereof or installations therein, the LANDLORD, at its own expense, will proceed with due diligence to rebuild or make such alterations, installations, and repairs as may be necessary to comply with such laws, regulations or orders. If by reason of such law, regulations, or orders or the work done by the LANDLORD in connection therewith, the TENANT is deprived of the use of the demised premises, fixed rent shall be abated pro rata in proportion to the decrease of the usefulness of the demised premises to the TENANT as long as the premises are untenable in whole or in part by reason of such deprivation.

MAINTENANCE
AND REPAIRS

Article 11. The LANDLORD, at its own expense, shall maintain and keep in good repair the roof, exterior and supporting walls and make all structural repairs which may be necessary, whether to the interior or to the exterior of the demised premises, during the term of this Lease except where such maintenance or repairs shall be required by the negligence or misconduct of the TENANT, its servants, or invitees. It is expressly understood that in the event such maintenance or repairs shall be required by the negligence or misconduct of the TENANT, its agents, servants, or invitees, LANDLORD may, at its option designate the person, firm or corporation to effect such maintenance or repairs and charge the cost thereof to TENANT as additional rent.

The TENANT, at its own expense, shall make all other repairs to the demised premises, including the maintenance of the plumbing, heating and air conditioning systems and electrical wiring and equipment, which may be necessary during the term hereof. The TENANT, at its own expense, shall keep in repair and shall maintain in good condition all hardware affixed to the demised premises, all interior painting and decorations of every kind and all door and window screens, and shall replace all broken or damaged glass, including window glass or plate glass.