

8. Use of Demised Premises: Tenant may use the demised premises solely for the purpose of operating therein and therefrom the business of practice of medicine.

Tenant shall not obstruct or use recessed entrances or common areas for business, itinerant peddling, or display purposes; nor abuse walls, ceilings, partitions, floor, wood, stone, iron work; nor use plumbing for any purpose other than that for which constructed; nor make or permit any noise or odor objectionable to the public, to any occupants of the building or to Landlord to emit from the premises; nor create, maintain or permit a nuisance therein. Tenant agrees to comply with all laws, ordinances and regulations of every lawful authority having jurisdiction of said demised premises and of Tenant's business. Tenant agrees to abide by the Memorial Medical Park Restrictive Covenants.

9. LANDLORD'S COVENANT TO MAINTAIN: Subject to the provisions of paragraph 10 hereof, the Landlord will, at its own expense, keep and maintain in good order and repair the exterior and structural portions of the demised premises, including, without limitation, the roof, gutters and drains, foundations, exterior walls (except plate glass or glass), permanent interior walls, subfloors, supporting columns, parking areas, driveways, and footwalks; provided, however, the Landlord will not be responsible for or required to make, and Tenant shall make, any repairs which may have been occasioned or necessitated by Tenant, its agents or employees or by the failure of Tenant to comply with its covenants under this Lease Agreement.

Neither Landlord nor Tenant shall be required to repair for normal wear and tear.

10. TENANT'S COVENANT TO MAINTAIN: The Tenant will, at his own expense, keep and maintain in good order and repair the interior portion of its space in the demised premises; and Tenant will, at the end of the term of this lease or any extensions thereof,