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(15) The Lessor shall have the right at all reasonable times during the term of this lease to enter upon the leased premises for the purpose of inspecting same, and during the six (6) months prior to the expiration of the term hereof, the Lessee will permit the Lessor to enter upon the leased premises at reasonable times for the purpose of showing same to prospective tenants.

(16) The Lessors and the Lessee do hereby agree that in calculating the proper proration of City and County property taxes on the lot and building, that the share of the Lessee shall be Twenty-one (21%) percent of the total taxes due on the basis of the construction presently contemplated by the parties. In the event that either party makes subsequent improvements or additions to his portion of the subject property, causing an increase in such property taxes, then the aforesaid percentage shall be adjusted accordingly.

The maintenance and repair, and/or relocation of any sewer, water, and power service line on the property shall be the responsibility of the Lessors.

Lessors shall be responsible for maintenance and repairs to the roof and outer walls of the subject building, windows and plate glass excluded.

Lessee shall be responsible for the maintenance and repairs to all heating, ventilation and air conditioning, electrical and plumbing components; however, Lessors shall be responsible for necessary replacement of any such major components as the heat pump unit.

(17) If any provision of this Lease shall be determined to be void by any court of competent jurisdiction, then it is agreed that such determination shall not affect any other provision of this Lease, all of which other provisions shall remain in full force and effect; and it is the intention of the parties hereto that if any provision hereof is capable

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