

ARTICLE IV

WASTE, GOVERNMENTAL REGULATIONS, IMPROVEMENTS

The Lessee shall commit no act of waste and shall take good care of the premises and the fixtures and appurtenances therein and shall in the use and occupancy of the premises conform to all laws, orders, regulations of the Federal, State and Municipal Governments and any departments thereof applicable to the premises. All improvements made by the Lessee to the premises which are so attached that they cannot be removed without substantial injury to the premises shall become the property of the Lessor upon installation. The Lessee shall have the right to make any alterations, additions or improvements in, to or about the premises in its discretion.

ARTICLE V

COSTS OF COLLECTION OR EVICTION

The Lessee shall pay all costs including a reasonable attorney's fee of Lessor's attorney should the Lessor be compelled to commence or sustain action in law to collect said rent or parts thereof or dispossess the Lessee or to recover possession of the said premises.

ARTICLE VI

MAINTENANCE

It shall be the sole responsibility of Lessee to keep and maintain the entire premises in a good state of repair. Lessor shall be responsible for maintenance of the roof and outer walls (excluding plate glass which shall be Lessee's responsibility) and major repairs and/or replacements to heating, cooling, electrical, and plumbing systems.

ARTICLE VII

UTILITIES

Lessor shall be responsible for furnishing water to the premises; and