

2. Repairs. The Lessees may, but shall not be required to, at their own expense and election, make any repairs, maintenance and replacements to all structures on the premises, except for the structure known as the "main building," and to any appliances, appurtenances and equipment used in connection with such structures. The Lessees shall, at their own expense, make all necessary repairs, maintenance and replacements to the main building of the premises and to the pipes, heating system, plumbing system, window glass, fixtures, and all other appliances and appurtenances thereto, and all equipment used in connection with such main building, except that the Lessors shall maintain and repair the roof on such main building premises; provided, however, that the Lessors shall be required to make such repairs and maintenance at their own expense to the extent that the total cost of all repairs and maintenance to such main building exceed \$50.00 in any one month; provided further, however, that Lessees shall be obligated to make all repairs, maintenance and replacements to such main building at their own expense if such repairs, maintenance and replacements are occasioned by the negligence, misconduct, abuse, intentional destruction or other fault of the Lessees, its employees or its customers.

Any repairs, maintenance and replacements to the main building shall be made promptly by the Lessees, as and when necessary. In the event that the Lessors are required to bear the expense of such repairs, maintenance and replacements, the Lessees shall promptly notify the Lessors of the nature of such repairs, maintenance and replacements and Lessors shall make such repairs, maintenance and replacements within thirty (30) days of receipt of such notice. All repairs, maintenance and replacements by either Lessors or Lessees shall be in quality and class at least equal to the original work. On default of the Lessees in making repairs, maintenance and replacements that they are required to make, the Lessors may, but shall not be required to make such repairs, maintenance and replacements for the Lessees' account, and the expense thereof shall constitute and be collectible as additional

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