

D. To maintain in good order and condition satisfactory to the Lessee, and repair as necessary, the building heat pump, and the electrical, plumbing, and air conditioning systems, and septic tank, but the Lessee shall be responsible for all light bulbs.

E. To maintain in good repair the area of the leased premises used for automobile parking and the area providing access to the rear of the building on the leased premises.

V

It is mutually agreed by the parties as follows:

A. That Lessee, without expense to Lessor, may decorate and make such alterations and changes in the interior of the building from time to time as the Lessee may consider necessary for its use, providing such alterations do not weaken or result in structural injury to the building.

B. That Lessee may erect such signs on or about the premises as it deems necessary for its business operations.

C. That Lessee, without expense to but with prior consent of the Lessor, may make such improvements in landscaping, parking, and paving as it may consider necessary for its business operations.

D. If the building on the leased premises is partially damaged by fire or other casualty, the Lessor shall, within a reasonable time after notification to it by the Lessee of such damage, restore the building to substantially the same condition as before such fire or other casualty, and a proportionate amount of the rent, as determined by the extent of such damage, shall be abated until restoration of the building. If such fire or other casualty shall substantially damage or destroy the building on the leased premises, so as to render it unusable by the Lessee for the purposes for which the building is leased, this lease may be terminated by either the Lessor or the Lessee upon written notice to the other within thirty (30) days after such fire or other casualty, but, if this lease is not cancelled, the Lessor shall restore the

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