

8. CONDITION OF IMPROVEMENTS AND MAINTENANCE. Lessee accepts the building in an "as is" condition and agrees to maintain it to the condition in which it was accepted at the commencement of this Lease. Lessee, therefore, agrees to maintain the structural soundness of the building, to keep both the interior and exterior of the building in repair, including the roof, exterior walls, plumbing, electrical wiring, air conditioning and heating equipment, to maintain the surface of the parking area, curbing, sidewalks, and to be responsible for all glass, casualty damage and reasonable wear and tear excepted.

9. ALTERATIONS. Lessee shall not make any alterations involving structural changes without securing Lessor's consent, which consent shall not be unreasonably withheld. Other alterations or additions may be made by Lessee at its sole option and expense, as long as they are made in a good workmanlike manner.

10. TRADE AND OTHER FIXTURES. Lessee may install or cause to be installed such equipment and trade or other fixtures as are necessary for the operation of its business. Such equipment and trade or other fixtures shall remain personal property, and title thereto shall continue in the owner thereof, regardless of the manner in which same may be attached or affixed to the demised premises. In the event such equipment and trade or other fixtures are subject to a lien or title retention instrument, the holder of any such lien or title retention instrument shall have the right and be able to enforce the same as stated therein. Lessor agrees to execute all necessary waivers of any lien it may have as Lessor, on Lessee's furniture, fixtures, equipment, machinery and signs upon request by Lessee in such form or forms as may be required for security interest purposes by purchase money lenders who have advanced or may advance funds for the acquisition of such items.

11. CASUALTY DAMAGE. If the Leased Premises are damaged as the result of any casualty or peril during the lease term, Lessee at its option may promptly and diligently restore the Leased