

occurrence. In addition to the Lessee, the policy shall also name the Lessor as an additional insured at the cost of the Lessee. Lessee shall, upon demand, deliver to the Lessor from time to time a certificate or other evidence that this public liability insurance coverage is being maintained by the Lessee.

UTILITIES

6. The Lessee agrees to pay all charges for electricity, gas, heating, fuel, water, sewer rentals or charges, and any other utility charges used in the premises.

SUBLETTING AND ASSIGNMENTS

7. It is understood and agreed that Lessee may sublet or assign this lease only with written permission of the Lessor. If Lessee does so assign or sublet (only after having received written permission from the Lessor) all or any portion of the leased premises, Lessee, nevertheless, shall remain responsible to Lessor under all terms and conditions of this lease including, among other responsibilities and without limiting such responsibilities, the obligation to pay to the Lessor the difference between the rent due under the terms of this lease and any lesser amount due under the provisions of any sub-lease or assignment.

Lessor reserves the right to adjust the rental rate in the event it consents to an assignment or sub-letting of the premises as long as the rental adjustment is in line with current market rates of similar property at the time of such assignment or sub-letting.

EXAMINATION OF PREMISES

8. Lessee agrees that it has examined and is familiar with the condition of the premises and will accept the premises in its present state of condition and repair unless otherwise agreed upon in this lease.

ALTERATIONS

9. No alterations, improvements, or additions, may be made to the leased premises without prior written consent of Lessor or Lessor's agent.

REPAIRS BY LESSORS

10. The Lessor agrees to maintain the structural components of the building to include the roof, exterior walls (exclusive of glass, plate glass doors, and door mountings) and foundations. Lessor is under no obligation to inspect the premises to find defects.

Lessee will at once report to the Lessor any defective condition known to Lessee which the Lessor is required to repair. Failure to report such defects shall make Lessee responsible to Lessor for any liability incurred by Lessor by reason of such defect.

REPAIRS BY LESSEE

R/B
W.C.H.
R/H