

I N S U R A N C E

2. Lessee shall maintain during the term of this Lease, or any renewal or extension thereof, in full force and effect public liability insurance for its own protection against injuries, accidents, or cause for action, of every nature and kind whatsoever that may arise from the use and occupation of said premises by said Lessee.

U T I L I T I E S

3. Lessee will pay all charges and bills for water, gas and electric current which may be assessed or charged against said Lessee during said terms.

R E P A I R S A N D M A I N T E N A N C E

4. Lessee will make all repairs, except structural repairs, in the interior of the premises hereby leased and will indemnify and save harmless said Lessors from and against all mechanics liens or claims by reason of any such interior repairs, alterations, or improvements which may be made by said Lessee on said premises. Lessors will at their own cost and expense maintain in good condition and repair the structural portions of the leased premises and the exterior area including but not limited to the roof, foundations and walls of the building, sidewalks, parking areas, lights, curbs and the pipes and conduits exterior to the building. If Lessors shall not maintain the structural portions of the leased premises and the exterior area in good condition and repair, the Lessee, after giving ten (10) days written notice to the Lessors, may make such repairs and may deduct the cost thereof from the rentals due the Lessors.

A L T E R A T I O N S A N D I M P R O V E M E N T S

5. Lessee may during the continuance of this lease make such alterations or improvements as may be proper or necessary for the conduct of Lessee's business or for the full beneficial use of the premises. Lessee shall pay all costs and expenses thereof (except as otherwise herein provided) and shall make such alterations and improvements in accordance with applicable