

UTILITIES

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

REPAIRS AND MAINTENANCE

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 to 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 pipe 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. There is presently a leakage in the basement, which the Lessee is aware of and accepts the building in that condition and agrees to maintain the basement.

ALTERATIONS AND IMPROVEMENTS

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 laws and building codes in a good and workmanlike manner. All alterations and additions to the leased premises shall remain for the benefit of the Lessors. No structural changes may be made by Lessee without the written approval of Lessors, and said Lessors written approval shall not be unreasonably withheld.