

and equipment.

4- Lessor hereby warrants that Lessor and no other person or corporation has the right to lease the premises hereby demised. Lessee shall have peaceful and quiet use and possession of the leased premises, and Lessor shall warrant and defend Lessee in such peaceful and quiet use and possession against the claims of all who may claim by, through or under Lessor.

5- All furniture, fixtures, machinery and equipment, installed in said building by Lessee, shall remain the property of the Lessee and may be removed from time to time and also at the expiration of the term of this lease or any renewal or extension thereof, provided Lessee shall not be in default of payment of rent or performance of any other covenant of the said lease.

6- Lessee covenants and agrees that it will maintain the interior of the demised premises, the landscaped area, paved parking area, walks and driveways in good condition and repair at its own expense, including the repairing of all broken glass, and all other injuries done to the premises during the term of this lease, ordinary wear and tear excepted, and the Lessee further agrees that it will make no major improvements or alterations in the premises without first obtaining the written consent of the Lessor. The Lessor agrees to keep in good repair the roof, outer walls, downspouts and structural portions of the building. It is fully agreed by the parties that the roof, outer walls, downspouts and structural portions shall, upon occupancy by the Lessee in this lease, be considered sound, and it is agreed that the Lessor shall not be liable for any damages from leaks or other damages caused by the condition of the roof, the structural portions of the building, should any occur, except those leaks or damages due to the Lessor's negligence, after receipt of written notice from the Lessee and a reasonable time to repair such portions of the building has expired.

7- Lessee may assign this lease or sublet said premises, but Lessee shall continue to remain liable for all rental payments and other

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