

ARTICLE III. RENTAL:

The Lessee shall pay to the Lessor for the use and occupancy of the leased building in the demised premises rental at the rate of Four and 50/100 (\$4.50) Dollars per square foot of building space per annum, said rent to be paid in equal monthly payments on the 1st day of each month, the first payment to be due when building is ready for final use but such payment not to be due before July 1, 1973. This Lease shall be a net Lease and the Lessee shall pay all property taxes and assessments on the building and his pro-rata share on the entire tract of land as hereinabove described. The Lessee shall keep the building insured with fire and multiperil hazard insurance to the extent of the building's appraised value but in no case at a value less than the original cost of building to Lessor.

ARTICLE IV. LESSOR'S COVENANT TO MAINTAIN:

The Lessor will, at its own expense, keep and maintain in good order and repair the exterior and structural portions of the building, including, without limitation, thereof, gutters and drains, foundations, exterior walls (except plate glass or glass), parking areas, driveways, and foot walks; provided, however, the Lessor will not be responsible for or required to make and the Lessee shall make, any repairs which may have been occasioned or necessitated by Lessee, his agents or employees or by the failure of Lessee to comply with his covenants under this Lease agreement.

ARTICLE V. LESSEE'S COVENANT TO MAINTAIN:

Lessee will, at its own expense, take good care of and will be responsible for all maintenance, upkeep, and repair of the interior portion and of all plumbing, heating, air conditioning and electrical fixtures and equipment in his leased building; providing, however, Lessor will be responsible for replacement of any equipment which is defective to the extent it cannot be repaired; Lessee will, at the end of the term of this Lease or any extensions thereof, deliver the leased building to the Lessor in as good condition as the same were when received by it, excepting only normal wear and tear and repairs not required to be made by Lessee; provided, however, that the Lessee shall not be responsible for or required to make, and Lessor shall

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