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6. REPAIRS - LESSEE: The Lessee shall, except as provided in the paragraph above for the Lessor to do, be responsible for and shall maintain in good condition and repair the demised premises, including plate glass windows and all doors. Lessee shall be responsible for all utility bills and shall also maintain all utility equipment in good operating condition. At the termination of this lease, the Lessee shall deliver the demised premises to the Lessor in as good condition as they were at the commencement of this lease, reasonable wear and tear and damage from fire or other casualty excepted.

7. PARKING LOT: The Lessee shall grade, pave, and keep in good repair such parking facilities as he may provide upon the demised premises. The Lessor reserves the right of ingress and egress over and across the paved portion of the property leased to Lessee in order for the Lessor, his employees, or customers to have access to the property of the Lessor at the rear of property herein leased, this right to be used in such a manner as not to interfere unreasonably with the Lessee.

8. IMPROVEMENTS: The Lessee shall have the right to make repairs, alterations, and improvements to the demised premises and any building thereon. It is understood, however, that no person, firm, or corporation furnishing material or work and labor in connection with any improvements made upon the demised premises by the Lessee shall have any mechanic's lien or other lien or claim against the demised premises or the improvements thereon for any balance which may be due and owing by the Lessee to such person, firm, or corporation for the material furnished and/or work and labor performed.

9. FIXTURE REMOVAL: The Lessee may, if not in default under this lease, remove all of his property from the demised

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