

ARTICLE V - ALTERATIONS

Section 5.01 Tenant shall make no structural alterations to the building without the prior written consent of landlord and prior approval of Tenant's plans and specifications therefor.

Section 5.02 All alterations made by Tenant pursuant to Section 5.01 shall be done at its sole cost and expense and performed in a workmanlike manner. The Tenant shall comply with all laws, regulations and ordinances thereto applicable.

Section 5.03 Subsequent to the completion of the building and improvements as herein required, Landlord will make no changes, improvements or restorations as are provided for in this Lease or as required by law, without the prior written consent of Tenant, which consent Tenant agrees not to delay or withhold unreasonably.

ARTICLE VI - REPAIRS

Section 6.01 Tenant, throughout the term of this Lease, and any renewal or extension thereof, agrees it will at its sole cost and expense, keep the interior of the demised premises in good condition and repair, including but without limitation, the exterior and interior portions of all doors, door checks, windows, plate glass, equipment, all plumbing and sewage facilities within the demised premises, fixtures, air conditioning, heating and electrical equipment, and interior walls, exterior walls, floors and ceilings, including compliance with all applicable building codes relative to fire extinguishers, the roof, and parking lot and any and all repairs that may be necessary in and about said demised premises. If Tenant refuses or neglects to commence or having commenced, neglects to complete repairs promptly and adequately, Landlord may (but shall not be required to do so) make or complete said repairs on behalf of Tenant such charge or charges shall be forthwith payable by Tenant to Landlord.

Landlord agrees to assign to Tenant any and all manufacturers and building contractors warranties relating to the construction of the building, equipment and the related facilities, and agrees to fully co-operate with the Tenant in the enforcement thereof.

WIGGINS AND STEEN
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