

6. Use of Premises: The Lessor acknowledges that the Lessee contemplates using the demised premises, and the building and improvements thereon, for offices, storage, manufacturing, assembling, shipping and receiving piece goods and garments, and other activities normally incidental to the conduct of such business operations. Subject to the approval of the Lessor the Lessee may use the demised premises for other purposes. Such approval to use the demised for other purposes shall not be unreasonably withheld. The demised premises shall not be used in any manner contrary to any statutes, rules, order, ordinance, requirement or regulation applicable thereto, or in a manner which would constitute a public or private nuisance.

7. Maintenance and Repairs:

- (a) The Lessor covenants and agrees that it will, at its own expense, maintain and promptly repair the roof, exterior and structural portions of the demised premises (exclusive of doors, door checks and windows) and parking area, except for repairs caused or necessitated by Lessee. The Lessee covenants and agrees that it will, at its own expense, keep and maintain in good order, condition and replace as necessary, the interior of the demised premises and all other portions not required to be maintained or repaired by Lessor, including plumbing, air conditioning, heating and electrical systems and facilities.
- (b) The Lessee covenants and agrees that it will keep the demised premises and all parts thereof in a clean and sanitary condition, free from trash. The Lessee shall keep the sidewalks and parking area on the demised premises clear and free of obstructions at all times. The Lessor and Lessee agree not to create or allow any condition,