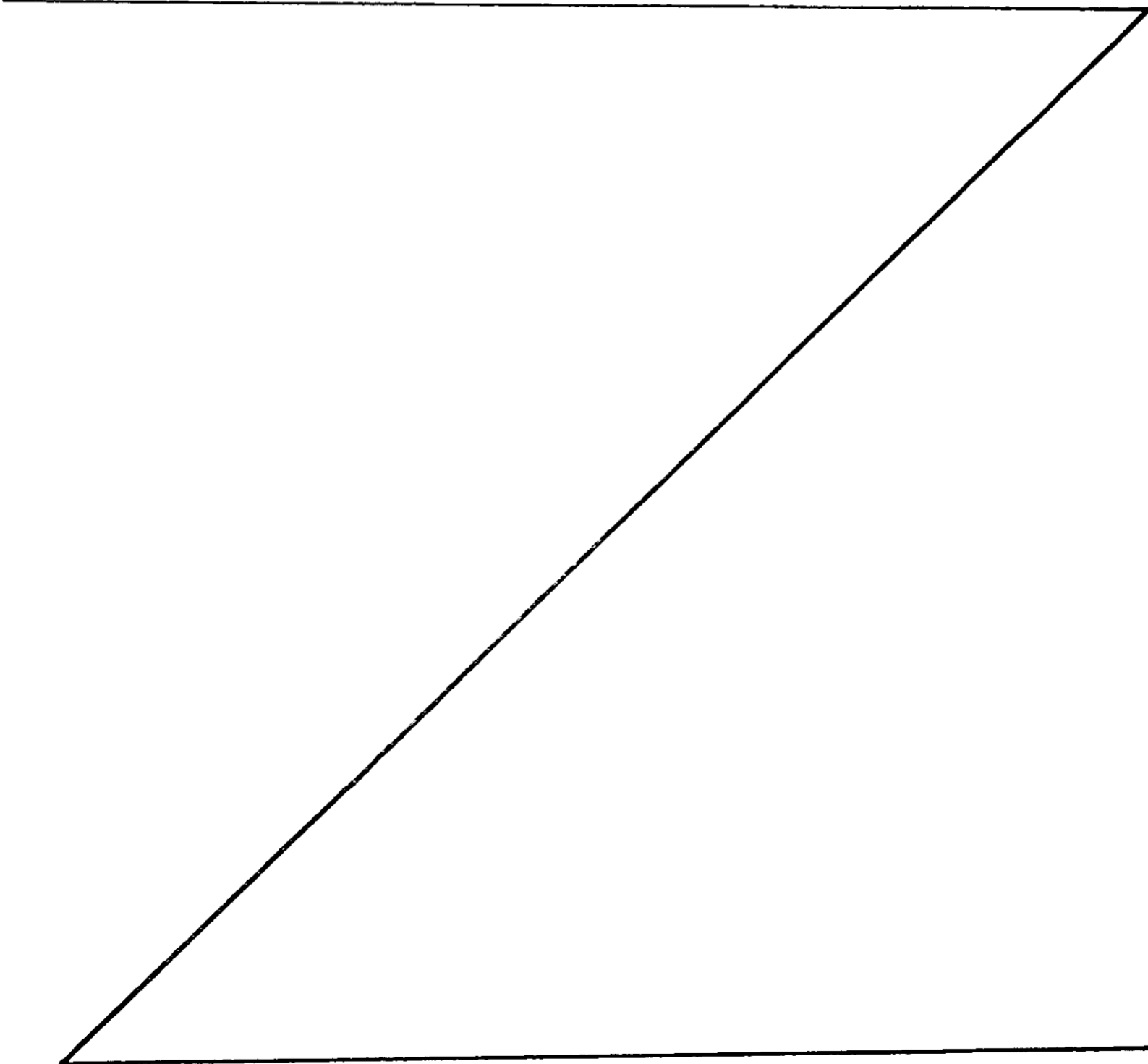


responsible no obligated by reason of any damage from leaks or condition of the roof, outer walls and downspouts unless such damage is due to Lessor's negligence after receiving notice in writing from the Lessee that such damage has occurred and after a reasonable time has elapsed in which the Lessor could have repaired the condition that caused such damage.

It is expressly agreed that at the commencement of the term, all air conditioning, heating, and mechanical facilities are in good, operable condition and in the event they are not, Lessor shall, at its costs, make necessary repairs. However, Lessee agrees to accept the air conditioning systems located in the warehouse-manufacturing area in an "as is" condition and that Lessor shall not be required to make any repairs or improvements to the air conditioning systems located in the warehouse area at anytime. Lessor shall be required to have the air conditioning system servicing the office area in good, operable condition at the commencement of the term.

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