

or caused by Tenant's default hereunder. The term "walls" as used herein shall not include windows, glass or plate glass, doors, storefronts or office entries. Tenant shall immediately give Landlord written notice of defects or need for repairs, after which Landlord shall have reasonable opportunity to repair same or cure such defect. Landlord's liability with respect to any defects, repairs or maintenance for which Landlord is responsible under any of the provisions of this Lease shall be limited to the cost of such repairs or maintenance or the curing of such defect. Landlord shall transfer all contractor's warranties to Tenant for all new improvements upon the demised premises.

6. TENANT'S REPAIRS AND OBLIGATIONS

A. Tenant shall, at its own cost and expense, keep and maintain the whole of the Premises in a clean and sanitary condition and all parts of the Premises (except those for which Landlord is expressly responsible under the terms of Paragraph 5.) in good condition, promptly making all necessary repairs, repainting and replacements, including, but not limited to, windows, glass and plate glass, doors, any office entries, interior walls and finish work, floors and floor covering, heating and air conditioning systems, dock boards, truck doors, dock bumpers, plumbing work and fixtures, termite and pest extermination, regular removal of trash and debris, interior sewage line plumbing, interior lighting and individual dumpster removal.

B. The cost of maintenance and the cost of repairs of any common party walls (any wall, divider, partition or any other structure separating the Premises from any adjacent Premises) shall be shared equally by Tenant and the tenant or tenants occupying adjacent premises. Tenant shall not damage any demising wall or disturb the integrity and support provided by any demising wall, and shall, at its sole cost and expense, promptly repair any damage or injury to any demising wall caused by Tenant or its employees, agents or invitees. If any such repairs required access to the premises adjacent to the Tenant's premises, Landlord shall secure such access for the Tenant.

C. Tenant shall, at its own cost and expense, enter into a regularly scheduled preventive maintenance/service contract with a maintenance contractor for servicing all hot water, heating and air conditioning systems and equipment within the Premises. The maintenance contractor and contract must be approved in advance by Landlord.

7. **ALTERATIONS AND IMPROVEMENTS, ETC.** Tenant shall not cut, drill into, disfigure, deface or injure any part of the Premises; nor obstruct or permit any obstruction, alteration, addition, improvement, decoration or installation in the Premises except as otherwise provided for herein including the construction of a bonded warehouse room pursuant to requirements imposed by law on such rooms. Tenant shall be permitted to paint, decorate, add customary window treatment, floor covering, interior non-structural wall or ceiling treatment without obtaining the Landlord's