

SECTION THREE **Use of Premises**

Lessee shall use the premises for the purpose of conducting a business of assembling electrical components, and shall not use them for any other purpose without the written consent of the Lessor. Lessee shall use the entire premises for the conduct of said business continuously during the entire term of this lease, with the exception of temporary closures for such periods as may reasonably be necessary for repairs or for reasons beyond Lessee's reasonable control.

SECTION FOUR **Repairs**

Lessee shall, at all times during the lease and at their own cost and expense, repair, replace, and maintain in a good, safe, and substantial condition, the building and any improvements, additions, and alterations thereto, on the demised premises, and shall use all reasonable precaution to prevent waste, damage, or injury to the demised premises, excluding acts of God not covered by insurance. Lessee shall not be liable for any collapse or failure of ceiling insulation or ceiling.

SECTION FIVE **Taxes**

Lessee shall pay to the proper authority on or before the last day on which payment may be made without penalty or interest, all taxes, including any leasehold tax due the State of Washington, assessments, or other governmental charges that shall or may during the lease term be imposed on, or arise in connection with the use of, the demised premises or any part thereof. It is the intention of the parties that the rent herein is net rental, and Lessor shall receive the same free from all taxes that are made payable by Lessee.

SECTION SIX **Utilities**

All applications and connections for necessary utility services on the demised premises shall be made in the name of Lessee only, and Lessee shall be solely liable for utility charges as they become due, including those for sewer, water, gas, electricity and telephone services.

SECTION SEVEN **Security Deposit**

Lessee shall, pursuant to Section Two herein, deposit with Lessor a cash deposit in the amount of one month's rental under this lease, which shall be held by Lessor for the full term of this lease as security for the full and timely performance by Lessee of the terms and conditions herein and for the payment of any final judgment that may be rendered against Lessee for a breach of those terms and conditions. The rights of Lessor against Lessee for a breach of this lease shall in no way be limited or restricted by this security deposit, but Lessor shall have the absolute right to pursue any available remedy to protect its interest herein, as if this security deposit had not been made. The deposit shall be returned to Lessee at the expiration of this lease provided that all the terms and conditions herein