

GAS AND  
ELECTRICITY

22. That the Tenant shall pay all charges for gas and electricity used on the demised premises during the term of this lease.

## ORDINANCES

23. That Landlord shall at Landlord's own expense, comply with all Federal, State, County and City laws and ordinances, and all rules, regulations and orders of any duly constituted authority, present or future, affecting the demised premises or the building or buildings of which the demised premises are a part or the whole.

## REPAIRS

24. That the Landlord shall be responsible for and keep all exterior parts of the demised premises, and of the building or buildings of which the demised premises are a part or the whole (including but not limited to the roof, outer walls, plate glass show windows and down-spouts), the appurtenances thereto, in good, safe, tenantable condition, sightly in appearance, painted, and in good order and repair. That Landlord shall also be responsible for and keep in good, safe and tenantable condition all ceilings, floors, walls and stairways and all structural portions (whether exterior or interior) of the demised premises and of the building or buildings of which the demised premises are a part or the whole. Landlord