

3. It is agreed that the Lessor shall make the following repairs and alterations prior to the commencement of the term:

- (a) Move a partition wall in the reception room;
- (b) Install two lavatories;
- (c) Install a door connecting the reception room and hall;
- (d) Install a door connecting the examining room and the consultation room;
- (e) Paint the premises.

4. The Lessor shall furnish heat, air-conditioning, water and electricity to the premises, and shall repair and maintain the heating and air-conditioning system, together with the water pipes up to but not including the water fixtures. The Lessor shall also maintain the exterior walls <sup>and</sup> to the roof, but shall not be responsible for any damages resulting from the faulty condition thereof until the Lessee has notified the Lessor in writing of the need of repairs which the Lessor has failed to make within a reasonable time. The Lessor shall not be required to make any repairs to the interior, the word "interior" including electrical and water fixtures, the repair and maintenance of such interior being the responsibility of the Lessee.

5. The Lessee shall use the premises as an office space. If the use of the premises by the Lessee be discontinued, or the premises vacated before the expiration of the Lease, the whole of the unexpired term becomes immediately due and payable.

6. In the event the premises are damaged by fire or casualty, rendering a portion of the same untenable, the Lessor shall repair and restore the same within a reasonable time, and the rent shall be