

The Lessors covenant and agree to the following:

1. To pay all taxes, assessments and impositions, of whatsoever character that, during the term of this lease, and during any and all extensions thereof, may be assessed, levied, imposed or charged upon the said premises or upon any part or parts thereof, by any governmental power, authority, agency, or instrumentality whatsoever;
2. To, throughout the term of this lease, maintain and pay for at their expense, insurance covering those matters and things, that now are, or hereafter shall be, commonly and usually insured against.

The Lessors covenant and agree to and with the Lessee that the Lessee, upon paying both the fixed rental and additional rent herein reserved, and keeping, observing and performing the covenants and agreements herein contained on the part of the Lessee to be kept, observed and performed, shall and may, at all times, during the said term hereby granted, peaceably and quietly enjoy the same demised premises.

The Lessee agrees, during the demised term, and at its own cost and expense:

1. To take good care of the demised premises and to keep the same, together with improvements thereto in good order and conditions.
2. To suffer no waste, nuisance, or injury.
3. To keep the sidewalks, streets and gutters free of snow, ice, dirt, rubbish and other obstructions.
4. To pay all charges for gas, electricity, light, heat, power and or other service used in, or about, or supplied to, the said building, and shall indemnify the Lessors against any and all liability on such account.
5. To make no alterations or improvements without first obtaining consent of Lessors and at its expense.

That it is agreed that the Lessee may assign, this lease, or sublet the whole, or any part, of said premises, provided, however, that no assignment,

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