

lease and any extensions or renewals thereof.

The Lessee covenants that it will, at its own expense, furnish all electricity, water and heat used by it in connection with its occupancy of the leased premises.

The Lessee further covenants and agrees that it will not assign this lease or sublet said premises or any part thereof without the consent, in writing, of the Lessor. And the Lessee further covenants and agrees not to do nor permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire nor which may render any increase or extra premium for such insurance, and during the term of this Lease, or the renewal thereof or any period of occupancy in any renewal period, it will, at its own expense, maintain said premises and make all necessary improvements and repairs (including maintenance of and repairs to elevator and furnace and any and all painting or renovations) except repairs to the roof, outer walls, and glass front, which are to be made by the Lessor, unless said repairs are occasioned by acts of the Lessee in which event the cost of such repairs shall be borne by the Lessee, and that, at the expiration of this lease, it will deliver said premises in as good condition as they shall be at the beginning of the term hereof, reasonable wear and tear alone excepted.

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The Lessor hereby agrees that the Lessee, at its own expense, may replace lighting and other fixtures in said building with fixtures of its own and may from time to time replace and remove said fixtures installed by the Lessee, and upon the termination of this Lease, may remove from the leased premises any and all fixtures so installed by the Lessee; provided, however, that the replacement, installation and removal of said fixtures does not injure the leased building and provided further that the fixtures now in said building (or the equivalent thereof) are reinstalled by the Lessee in as good and operable condition as when removed by the Lessee, if such removal occurs.

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