

2. To pay all water, gas, heat, electric power, and other charges for utilities used on said premises during the terms hereof.

3. To make such repairs as may be necessary to keep the building (exclusive of the roof and structural portions of the building) in usable condition.

4. To keep said premises in a clean and sanitary condition, and, except for normal wear and tear, to deliver the premises at the end of the term hereof in their present condition and state of repair.

5. Lessees may not assign this Lease without prior written consent of the Lessor, and may not sublet the premises without prior written consent of the Lessor.

6. To make no alterations, additions, or changes in the main structure of the building on the leased premises without prior written consent of the Lessor.

7. To permit the Lessor, from time to time, to enter the leased premises at reasonable hours for the purpose of inspecting the same to determine the extent of compliance by Lessees with the terms hereof.

Lessor and Lessees mutually covenant and agree:

(a) If the premises shall be partially damaged by fire or other casualty but not rendered untenable, the same shall be repaired with due diligence by the Lessor, using any proceeds from hazard insurance policies; if the damage shall be so extensive as to render the premises untenable, the rent shall be proportionately paid up to the time of such damage, and shall from thenceforth cease until such time as the premises shall be put in good order. If the Lessor shall not elect within thirty days after such damage to repair or restore the premises, then this Lease shall forthwith terminate. In the event of the total destruction of the premises by fire or other casualty, this Lease shall cease and come to an end and the Lessees shall be liable for rent only up to the time of such destruction. Lessees shall be entitled to receive a pro-rata refund of any advanced rent paid by him for the period which the leased premises were totally or partially destroyed.