

of good material in a good workmanlike manner, and in conformity with the laws and ordinances affecting same; and said premises are in good tenantable condition.

Lessee covenants and agrees to and with Lessor:

First: To pay the rent hereby covenanted to be paid (except in case of fire or other casualty or contingency herein mentioned), as and in the manner herein mentioned, without obligation on Lessor's part to make demand therefor.

Second: To pay gas water and electric light bills contracted by it as the same may respectively become due and chargeable against the premises occupied by it during the term of this lease and/or any extension of same.

Third: To keep the interior of the premises in good order and condition and surrender the same when vacating in like good order and condition as when taking possession thereof, the usual and ordinary wear and tear attributable to its occupancy and alterations permitted hereby, and conditions resulting from fire, the elements, calamity or other casualty, and injury from negligence and/or criminal acts of third persons or from other causes beyond Lessee's control alone excepted.

Fourth: That Lessor, or their authorized representatives, may enter said premises at all reasonable hours to view the same or to protect same against the elements or accidents or make repairs or within thirty (30) days next before the expiration of this lease to show the premises to persons desiring to inspect with a view of renting the same.

And Lessor covenants and agrees to and with Lessee:

(a) That Lessor expressly waives any statutory landlord's lien upon property placed on the premises by Lessee.

(b) That they will pay all ad valorem taxes and assessments of every kind or nature on the leased property together with water service charges assessed against the leased premises.

(c) (This paragraph marked out)

(d) It is understood that for said premises to be adapted for use by Lessee it may be necessary that certain changes or improvements therein or thereon be made, including style of front, color of paint, interior decorations, heating, lighting, power, water and sewer connections and service, fixtures, etc., according to plans and specifications of Lessee, and Lessor hereby expressly agrees to any such changes or improvements.

(e) That, as said premises are to be occupied by Lessee for a purpose requiring particular arrangement and equipment, Lessor will promptly make improvements, alterations, and repairs to and upon the premises at their expense, as follows:

(e-1) Lessor hereby agrees to indemnify and hold Lessee harmless from all liability whatsoever, due to damage to person or property sustained on said premises due to defective flooring, or to any structural defect of any kind or character in any part of the leased premises.

(f) That Lessee may, at its expense, make any and all such installations, improvements, alterations and repairs as may be required for its purpose, in addition to any and all those which Lessor makes pursuant to paragraph (e).

(g) That any repairs, alterations or improvements required up on the premises due to ordinary wear and tear, fire, the elements, calamity or other casualty, or negligence and/or criminal acts of third persons or to any other cause not directly chargeable to Lessee, or its neglect or misuse, including repairs, alterations or additions ordered upon the premises by any valid municipal or state authority, shall be made by Lessor and at their expense, as required from time to time. Lessor shall be responsible for and keep the exterior of said premises, and also sidewalks, steps, porches, alleys, gratings, manholes, sewers not clogged by Lessee, cesspools, trapdoors, etc., in good condition, and repair or do to properly protect Lessee and its property and business conducted in the premises from loss or damage. But nothing herein shall be construed as obligatory of the Lessor to do any redecorating in or about the leased premises, unless the need for same arises by lease in the ceiling or walls, or the falling of plaster, or other causes beyond the control of the Lessee, ordinary wear and tear