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It is understood and agreed that the Lessee will not be responsible for any major breakdown in the heating or plumbing systems, unless caused by negligence or faulty operation or supervision. The Lessee further agrees to assume responsibility for repairs on each system at an annual cost not to exceed \$50.00 respectively; all other repairs to such systems shall be made by and be the responsibility of the Lessor.

In the event the premises shall be destroyed by fire or casualty, or so damaged as to be totally or partially unfit for occupancy and use, then the rent herein reserved, or a fair and just portion thereof, according to the nature and extent of the damage, shall abate and cease to be payable until said building shall have been repaired and made fit for occupancy and use, or this lease may at the option of the Lessor be declared terminated.

The Lessee agrees to make all renovations and remodelling, subject to the consent of the landlord, and shall also redecorate and paint the interior as may be necessary to keep the premises in proper condition and good appearance, at its own expense. All alterations, additions or improvements which may be made by either of the parties hereto upon the premises except movable office furniture installed at the expense of the Tenant, shall be the property of the Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury.

Should the Lessee fail to pay any installment of rent within sixty days after the same shall become due and payable, or fail to perform any of the covenants and conditions herein contained, then, in such event, the Lessor may, at his option, either declare the full amount of the rent for the entire term immediately due and payable and proceed to collect the same by legal process or may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the re-delivery of possession of said premises.