

laundry plant and shall not be used for any other purposes without the written consent of the Lessor.

If the business of the Lessee is discontinued or the premises vacated before the expiration of this lease, or any extension thereof, then the remainder of the rent due for the unexpired term of this lease shall become immediately due and payable. It is agreed by the parties hereto that the Lessor is to maintain the foundation, walls and roof of said building and to keep same in good repair and that the Lessee shall not make any alterations to said building without the written consent of the Lessor. All repairs to the building with the exception of the foundation, walls and roof shall be made at the expense of the Lessee and the building shall be kept in good repair. The Lessee further agrees to maintain and keep in good repair all the plumbing and water lines and to replace any broken glass. The Lessee further agrees to maintain said premises in a proper manner and to deliver same to the Lessor upon termination of this lease, or any extension thereof, in the same condition as the premises are at present, ordinary wear and tear alone excepted.

The Lessee shall not have the right to sublease this building or any part thereof without the express written consent of the Lessor.

Should the premises be destroyed by fire or other casualty beyond the control of the Lessor, then this lease shall be immediately terminated, and should the premises be only partially destroyed by fire or other casualty beyond the control of the Lessor, the rent shall be abated proportionately to the damage while repairs are being made. The Lessor shall have the right to elect whether to make repairs or not or to declare the lease terminated upon such partial destruction.

To the faithful performance of the terms and conditions of this lease the Lessor and Lessee do hereby bind