

4. The Lessor is to pay the taxes on the aforesaid property and is to repair all structural failures and defects in the buildings on the said premises.

5. It is understood and agreed that destruction of, or such damage to the said building, or either of them, by fire or other casualty as to render the same unfit for the use of the Lessee will at once end and terminate this agreement at the option of the Lessee. If the premises should be only partially destroyed, the parties may agree to apportion and adjust the rental while the building is being repaired.

6. Any shelving and other fixtures installed in said buildings, or either of them, by the Lessee may be removed by him before or upon the termination of this agreement.

7. Should the Lessee at any time be two or more payments in arrears of such rental, then the Lessor may at once declare this contract ended, and proceed to repossess the said premises, with all legal rights for the collection of such arrears of rentals.

8. The Lessee is to pay all water and light bills for the premises in his use and occupancy thereof. Likewise, he is to bear all expense of painting or repainting the apartments on the inside and the expense of electrical and plumbing repairs.

9. This contract is not to be assigned by either party without the consent of the other party, except that in case of a sale by the Lessor, then this agreement may also be taken over as a part of such transaction. The Lessee may not sublet or subrent the said premises, or any part thereof, (except the apartments), without the written consent of the other party; and any modification of, or addition to this agreement to be endorsed in writing and signed by the parties to be bound thereby.

10. This agreement shall be binding upon the executors, administrators and assigns of the parties hereto.

11. Upon the expiration of this lease, the Lessee shall have the refusal of the leased premises for another term, upon terms and conditions to be agreed to.