

equipment of said building by the Lessee or other persons who may enter the demised premises at the Lessee's invitation.

3. To use and occupy the demised premises in a becoming and proper manner only for the uses and purposes hereinbefore specified, and not to make any improper, offensive or unlawful use thereof.

4. Not to assign this lease or sublet the whole or any portion of the demised premises without in each such instance first obtaining the written consent of the Lessor. That the acceptance by the Lessor of checks or cash from persons other than the Lessee shall in no event act as a consent of the Lessor to any assignment or sublease of the Lessee.

5. That no act or thing shall be done by the Lessee upon said premises which may make void or voidable any insurance of the premises or building containing the same against fire, or may render any increased or extra premium payable for any such insurance.

6. To make no changes, alterations or additions whatsoever in or to the demised premises without on each such occasion securing the written consent of the Lessor.

7. To give the Lessor immediate notice of any accident to or defects in water pipes, gas pipes, electric light wires, heating apparatus or equipment contained in the demised premises.

8. That the Lessor may at all reasonable times enter to view the demised premises, to make alterations or repairs therein or thereto or to other parts of the building or to fixtures, equipment or apparatus serving the demised premises or other parts of the building, to perform any service required of the Lessor to be performed therein, and to enforce any of the Rules or Regulations in this indenture referred to.

9. To quietly and peaceably surrender to the Lessor at the expiration or sooner termination of this lease the demised premises and all erections and additions made upon or to the same, other than office furnishings placed therein at the expense of the Lessee and capable of being removed therefrom, so as to leave the demised premises in as good condition as they were before said furnishings were placed therein, to remove the Lessee's goods and effects therefrom, and to leave the demised premises in good repair, order and condition

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