

8. The tenant agrees that it will make no repairs, improvements or alterations to the premises and buildings except at its own expense and after having first obtained the written consent of the landlord.

9. This lease shall not be assigned, nor shall the entire portion now used as a manufacturing plant be sublet without the written consent of the landlord; however, it is agreed that the tenant may sublet the office building or house located on the premises and may sublet such portion of the remaining premises as is not used for the operation of the factory.

10. Should any building or any substantial part thereof be destroyed or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent or a fair and just proportion thereof, according to the nature and extent of the damages, shall be suspended and cease to be payable until the building is restored and made fit for occupancy or use. Should any building be so totally or substantially destroyed by fire or other casualty as to be unfit for occupancy or use, the landlord shall not be required to rebuild it, and unless an adjustment in rent can be agreed upon, this lease may be terminated at the election of either party upon giving notice thereof to the other.

11. It is mutually understood and agreed that if the premises should be used for any business other than that specified therein or should^{the business} be discontinued or on violation of Paragraph 9, and

(Continued on Next Page)