

During the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the lessee shall provide a good fire proof safe with drawers meeting chest in accordance with specifications and all boxes, fixtures and furniture requisite to make the said room or rooms in every way satisfactory for use as a post office. The lessor shall keep the safe, boxes, fixtures and furniture in good repair and proper condition, to the satisfaction of the Post Office Department. The lessor shall furnish all additional boxes that may be required necessary by the Post Office Department during the term of this lease, and shall keep and additional boxes in good repair and proper condition to the satisfaction of the Post Office Department. The lessor shall pay all tax and water rates, and shall cause this lease and records, and shall protect all windows and doors in the workroom by iron bars or wire gratings according to requirements. The lessor shall furnish satisfactory heating and and necessary toilet facilities. The lessor shall keep the said heating and lighting fixtures and plumbing in good repair and condition during the term of this lease.

7. The lessor shall, unless herein specified to the contrary, maintain the said premises in good repair and tenable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Government's agent or employees. For the purpose of so maintaining the premises, the lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs to the building.

8. The Government shall have the right, during the existence of this lease, to make alterations attach fixtures and erect additions or structures, or require ^{in or upon the premises hereby leased, provided such alterations or additions or structures} shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located, which fixtures, additions, or structures so placed in or upon or attached to the said premises shall be and remain the property of the

Government and may in some instances be the Government prior to the termination of this lease, and the Government reserved at the lessor, shall, before a termination of this lease, be removed therefrom, and the premises in the same condition as that existing at the time of entering upon the same, under the same reasonable and ordinary wear and tear and damage by the elements or by circumstances, only which the Government has no control, except as herein provided, that if the lessor remains such a substantial the lessor shall give written notice thereof to the Government ninety days before the termination of the year.

9. The Government shall pay the lessor for the premises rent at the following rate: Nine hundred dollars (\$900.00) per annum. Payment shall be made at the end of each quarter, to-wit: on the first day of January, April, July and October, in each year during occupancy, or at the end of each month, as the lessor may desire.

10. Whenever any building, or part of a building under lease becomes unfit for use as a post office, no rent shall be paid until the same shall be put in a satisfactory condition by the owner thereof for occupation as a post office, or the lease may be canceled, at the option of the Postmaster General.

(a) This lease may be terminated upon ninety days' notice in writing to the lessor whenever the Post Office Department shall decide to move the office into a Government owned building which shall have been provided for it.

(b) This lease may be terminated upon ninety days' notice in writing to the lessor whenever in the judgment of the Department, the growth of the service at that office requires additional room necessary and the lessor is unable or unwilling to furnish suitable and sufficient additional space at an additional rental satisfactory to the Department.

11. No member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this lease, or to any