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4. The Tenant agrees not to use nor permit said building to be used for any unlawful purpose or for any business that may become a nuisance, and that it will not do or permit to be done on said premises anything which may render void or voidable any policy for insurance of said premises against fire, nor which may cause the Landlord to have to pay a fire insurance premium at a rate in excess of that which he is forced to pay by reason of the business conducted by the Tenant; and the Tenant further agrees to comply with all laws, Municipal Ordinances and Regulations as to the occupancy of said premises.

5. The Landlord agrees to keep in good repair the roof, floors, gutters and downspouts of the said building. However, the Landlord shall not be called upon to make any inspection of or repairs to said building, nor shall the Landlord be liable for any damages from leaks or other damages caused by the condition of said roof, outer walls, floors, gutters or downspouts, should any occur, except those which may occur due to the Landlord's negligent failure to repair after a reasonable time in which to make said repairs shall have expired after receipt of written notice by the Tenant.

6. The Tenant agrees that it will make no repairs, improvements, or alterations to the building and premises except at its own expense, and after having first obtained the written consent of the Landlord.

7. Should the 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 the building be totally or substantially destroyed by fire or other casualty so as to be totally unfit for occupancy or use, this lease shall be terminated at the election of either party, upon giving notice thereof to the other party.

8. Permission is hereby given to the Tenant to assign this