

5. The Landlord agrees to paint the building located on said premises at the beginning of the term of this lease and to maintain the roof, outside walls, gutters and downspouts of said building in a good state of repair. However, the Landlord shall not be liable for any damages from leaks or other damages caused by the condition of said roof, outside walls, 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 from 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. The Tenant agrees that it will not assign this lease or rent or sublet the premises or any portion thereof, without the written consent of the Landlord.

9. It is agreed that the Tenant is to furnish its own fuel, electricity, water and all utilities and the Landlord is to furnish and install a gas unit suitable for use in the premises but the Landlord shall not have any obligations to the Tenant in