

Lessee acknowledges that the premises are leased in good condition and said Lessee and his assignee agree to hold Lessor harmless from any injury or damage resulting to persons or property during their occupancy of said premises and from injuries to persons and/or property and/or any and all liability of every kind and character incidental to or arising from, or in any wise connected with said premises, resulting from the occupancy of said premises by the Lessee or his assignee.

Lessor shall furnish heat and water to said premises during the term of this lease.

The Lessee agrees that he or his assignee will not make any alterations to said premises without first obtaining the written consent of Lessor, which consent Lessor agrees not to unreasonably withhold, and such improvements, painting or alterations as may be made to or upon said premises, shall be at the expense of the Lessee or his assignee.

Lessee or his assignee will replace or install any damaged plate glass windows located on said premises. Lessee shall not assign this lease or sublet any portion of the premises hereby leased, without the written consent of the Lessor, except as hereinabove provided, which consent the Lessor agrees not to unreasonably withhold.

In the event one month's rent is in arrears and unpaid for a period of ten (10) days after the 10th day of any month during the term of this lease, or in the event Lessee or his assignee is adjudicated bankrupt, makes an assignment for the benefit of his creditors, or is placed in receivership, upon the happening of either event, this lease shall terminate at the option of the Lessor.