

install an air conditioning unit in said room, and (c) install platform scales at or near the rear of said building and either inside or outside of the rear door thereof. The air conditioning unit and platform scales shall remain the property of the Lessee and the Lessee may at any time, prior to the termination of the term hereof, remove the same, provided it restores the leased premises to their condition prior to such installations.

7. The Lessor shall be responsible only for (a) keeping in repair the structure of the building on the leased premises, including the exterior and roof thereof, and (b) repairing any major breakdown of the heating, air conditioning, or sprinkler systems, provided, said repairs are required by the wearing out of said systems through normal wear and tear and not by any acts or failures of the Lessee, but shall not be bound to make any such repairs where necessary until the receipt of written notice from the Lessee as to the nature, extent and necessity for such repairs.

Except as above provided with respect to the repair of the structure of said leased building and the heating, air conditioning, and sprinkler systems thereof, the Lessee shall be responsible for keeping the leased premises in good and sufficient condition and repair, and shall also redecorate, paint and renovate said premises to such extent as may be necessary to keep them in proper condition and good appearance. The Lessee shall keep said premises and all parts thereof in a clean and sanitary condition and free from trash and other objectionable matter, and keep the sidewalks in front of the leased premises clean and free of obstructions. With respect to any chemical materials, inflammable or otherwise dangerous, which the Lessee keeps on the leased premises pursuant to the conduct of its business, the Lessee shall at all times take such reasonable precaution in storing and using said materials as may be required for maintaining said premises in a safe, sanitary and clean condition. The Lessee shall not attach to or place upon the leased building any