

therein as may be necessary for the safety and preservation thereof.

ARTICLE 5. PURPOSES FOR WHICH PREMISES SHALL BE USED. The Demised Premises shall be used by the Lessee for the purpose of loading, unloading, and storing of merchandise, materials, supplies and equipment necessary or incidental to the baking business; for the selling of bakery products at wholesale and retail, which shall include any and all activities necessary or incidental thereto; for the storing, repairing, and maintenance of automotive vehicles and trailers; and as offices to facilitate the carrying on of all the said activities. If, as the result of any governmental law, ordinance, rule or regulation, the Lessee is prohibited from using the Demised Premises, or any part thereof, for any of the purposes provided for above, the Lessee shall have the right to terminate this lease immediately without incurring any further liability hereunder.

ARTICLE 6. TAXES AND INSURANCE ON DEMISED PREMISES. The Lessors shall pay all taxes and special assessments levied or assessed against or on account of the Demised Premises, as well as all premiums on policies of insurance which the Lessors shall deem necessary to be carried in connection therewith.

ARTICLE 7. TAXES AND INSURANCE ON PROPERTY STORED ON DEMISED PREMISES. The Lessee shall pay all taxes and special assessments levied or assessed against or on account of any property stored by it on the Demised Premises, and it shall pay all premiums on policies of insurance which it shall deem necessary to be carried in connection with such property, (including personal liability.)

ARTICLE 8. UTILITIES AND HEAT. The Lessee shall pay all charges for electricity, gas, water and heat required by said Lessee in connection with the Demised Premises.

ARTICLE 9. REPAIRS AND UPKEEP. All repairs and upkeep of the interior of the aforesaid building shall be at the cost and expense of the Lessee, and all repairs and upkeep of the exterior, including the roof, downspouts, sidewalks and driveways, shall be at the cost and expense of the Lessors; it being understood and agreed that the