

thereafter until paid in full.

The Tenant agrees to take the premises as they now stand unless otherwise stipulated herein, and to use the same for any lawful purpose.

The Tenant further agrees to pay all water, gas, heat and electric power charges used on said premises during the term of this lease. The said Tenant further agrees to repair, at his own cost, any water or fuel pipes, fixtures, heating equipment and accessories that may be damaged by his negligence and carelessness, his employees and agents, and will keep said premises in a clean and sanitary condition and deliver same at the termination of said lease in as good condition as he finds same in, ordinary wear and tear excepted.

The Landlord agrees that she will keep the premises in a good tenantable condition, including repairs on the heating and plumbing fixtures other than such repairs as may be caused by the negligence and carelessness of said Tenant, his agents or employees, as provided for above.

The Tenant may assign this lease or sublet all or any portion of the premises at any time during the term of said lease.

The Tenant agrees that he will make no alterations or changes in the premises without first obtaining the written consent of the Landlord.

It is further agreed between the parties that if the buildings on said premises are destroyed by fire or other casualty so as to render them unfit for occupancy, the Landlord agrees that she will repair such damage as promptly as possible and that the rent, or a proportionate part thereof, shall be abated until such repairs have been completed and the premises are