

premises.

That the Lessee agrees, during the demised term, and at its own cost and expense:

1. To take good care of the demised premises, the buildings thereon, and the equipment thereof, and to keep the same, together with any and all alterations, additions, and improvements thereto, in good order and conditions;
2. To suffer no waste, nuisance, or injury;
3. To keep the sidewalks, streets and gutters free of snow, ice, dirt, rubbish and other obstructions; and
4. To make and to do all repairs, alterations, additions, and/or improvements (including replacement of any broken window panes) required to the interior of the buildings on said demised premises, with the exception of the roofs and floors, water and sewer connections, water, gas, and electric pipes and conduits, and all other equipment, fixtures and appurtenances to, or connected with, the said demised premises, which said repairs, alterations, additions and/or improvements shall be in quality and class equal to the original work;
5. To pay all charges for gas, electricity, light, heat, power and/or other service used in, or about, or supplied to, the said building, and shall indemnify the Lessor against any and all liability on such account.
6. To make no alterations or improvements without first obtaining consent of Lessor and at its expense.

That it is agreed that the Lessee may assign, this lease, or sublet the whole, or any part, of said premises, provided, however, that no assignment, or subletting, shall operate to relieve the Lessee from any obligation, or from any liability, created hereby, in case

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