

nor permit thereon anything which may become a nuisance, and further agrees to comply with all laws, municipal ordinances and regulations as to the occupancy of the said premises, provided however, that nothing herein contained shall be construed to prevent the tenant from changing the name of the corporation or from making other textile or wood products so long as the essential nature of the business is not substantially changed.

6. The landlord agrees to keep in good repair the roofs, outer walls and downspouts to the said buildings; however, it is understood and agreed that the said roofs, outer walls and downspouts are considered sound and that the landlord shall not be called upon to make any inspection of or repairs to said buildings, nor shall the landlord be liable for any damages from leaks or any other damages caused by the condition of the said roofs, outer walls and downspouts, should any occur, except those which may occur due to the landlord's negligent failure to repair after a reasonable time in which to make said repairs shall have expired after receipt of written notice by the tenant.

7. The tenant agrees to keep the premises, including windows, in reasonable order and repair, and upon expiration or termination of this lease, shall deliver the premises^{and} buildings in as good repair as they were at the commencement of said lease, reasonable wear and tear excepted. It is further understood and agreed that the landlord shall not be required to paint any part of the buildings and that the tenant will maintain sufficient painting to protect the buildings from deterioration.

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