

REPAIRS

6. Lessee agrees to take good care of the premises and to keep premises in a clean and orderly condition. Lessee will at its own expense make all minor repairs to the heating, plumbing, electrical and other equipment. Lessee will replace all ordinary window glass broken during the term of this lease when such breakage is not occasioned by structural failure. Lessor agrees to make at his expense all necessary structural repairs both interior and exterior, all necessary repairs to the outside of the premises, all roof maintenance, all substantial repairs and all replacements to heating, plumbing, electrical and other equipment, except repairs and replacements made necessary by misuse or neglect on the part of Lessee.

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ALTERATIONS

7. Lessee will not make any alterations to the premises except such alterations as are necessary from time to time to fit same for the use and occupancy of Lessee. Trade fixtures, partitions, or any other equipment installed in the premises shall always remain the property of the party installing them. At the expiration of said term, Lessee will quit and surrender the said premises in as good condition as at the beginning of the term hereof, reasonable use, ordinary wear and tear, and loss by fire or other casualty, regardless of cause, excepted.

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USE

8. Lessee will occupy and use said premises for the sale, storage, repair, servicing and processing of merchandise dealt in by it, including the embossing of Addressograph plates, and all other operations incident to the conduct of its business, and agrees not to permit said premises to be used for any immoral or illegal purpose or for any purpose more hazardous than the use herein specified. Lessee will comply with all lawful laws, regulations or ordinances of all municipal, county and state authorities respecting the manner in which it uses the leased premises. Lessor will at his expense supply any apparatus, appliance or materials, and will do any restoring, rebuilding or alteration in or about the leased premises which may be required or ordered by any law or lawful authority.

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HEAT

9. Lessor shall provide heating facilities adequate to maintain at all times in all parts of said premises such a reasonable degree of heat as each season may require for comfortable occupancy. Cost of fuel shall be the expense of Lessee.

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Please Initial

UTILITIES  
W.H.B.A.  
M.R.

10. Public utility service connections into said premises shall be provided by Lessor. Lessee shall pay charges for the following utility services: **Electricity, gas, water.**

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Lessor shall pay charges for the following utility services:

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SIGNS

11. Both Lessor and Lessee agree not to use or permit the use of any part of said premises for advertising purposes, except such signs as advertise the business carried on by Lessee or other tenants of said building. Lessor agrees not to permit any other signs to be erected on said building which would obstruct the view of Lessee's signs from all possible directions.

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ACCESS

12. Lessor shall have the right to enter into and upon said premises or any part thereof during business hours for the purpose of inspection and making of repairs, but Lessor agrees not to exercise this right in such a way as to interfere unreasonably with Lessee's use of said premises.

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WAYS

13. Lessor covenants that during the term of this lease, and during any extension thereof, all entrances, exits, approaches and means of approach, together with all light and air, which are now enjoyed by the demised premises, shall not be interrupted or disturbed by any act of Lessor, and Lessor will take any steps necessary to prevent any such interruption or disturbance by any third party. Lessee at all times shall have unobstructed ingress and egress between each of the entrances to the premises and a public street, highway, or alley.

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