

- 3 -

(4) That at the expiration of the said term, he will quit and surrender the premises hereby demised in as good state and condition as received, reasonable wear and tear and damage by fire or the elements, or from other causes beyond his control, excepted.

(5) That he will comply with all lawful requirements of the Health Board, police and fire departments and municipal authorities respecting the manner in which it uses the leased premises. It is understood, however, that the Lessor will make any alterations of or additions to the said premises which may be ordered or required by law or by any lawful authority, and that the Lessee shall not be obliged to make any alteration of the same. If by exercise of the right of eminent domain, or seizure, or appropriation of space in the demised premises by lawful authority, an untenable condition is created, the Lessee shall have the option to terminate this Lease; but if such an untenable condition is not thereby created, then rental shall abate pro-rata according to the space seized or appropriated.

(6) That he will pay for water, gas and electricity used by him.

The Lessor hereby covenants and agrees with the Lessee as follows:

(1) That it is, at the time of the execution of these presents, the sole owner in fee simple of the premises hereby demised, and that it has full right to lease the same for the term aforesaid. It is expressly understood and agreed that the above covenant of the said Lessor constitutes a warranty by it,

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