

during the term of this lease.

7. The Lessee shall keep the demised premises in good order and repair during the term of this lease, and, upon the expiration or termination of this lease, he shall deliver up the demised premises in as good repair as they were at the commencement of this lease, reasonable wear and tear excepted.

8. The Lessee shall have the right to alter or improve the demised premises in such manner that he considers advisable, except that he shall make no structural changes to the premises without the prior written consent of the Lessor. The Lessee shall have the right to remove from the demised premises at any time during the term of this lease or any extensions thereof any and all of his property, including said improvements, which he may own or which he may install in the demised premises, provided that he shall repair any damage caused by such removal.

9. The Lessee shall use the demised premises for offices for the practice of optometry.

10. The Lessee shall be responsible for and shall pay all utilities.

11. This lease shall not be assigned or the premises sublet without the prior written consent of the Lessor.

12. If the demised premises be damaged by fire or other casualty, the Lessor shall repair said premises and make them fit for the occupancy and use of the Lessee within a reasonable time thereafter, and the rent, or a fair or just portion thereof, shall be suspended and cease to be payable until the demised premises shall be repaired and made fit for

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