

demised premises in a careful, safe and proper manner, and shall comply with all laws, orders and regulations of federal, state, county and municipal authorities respecting the use and occupancy thereof.

6. Obligation to Repair. Lessee shall maintain in reasonable repair the interior of the demised premises, including the repair and upkeep of the plumbing, water, gas, and water pipes and electric wiring therein, as well as the replacement of all glass and window lights that may be broken during the term of this lease, unless such repairs are required by reason of faulty construction or by reason of Lessor's failure to keep the exterior of said building in reasonably good repair, in either of which events Lessor will make such repairs at its own expense. Lessee shall also repair at its own cost any damage to said premises, specifically including damage by fire, that may be caused by the negligence or misuse of the demised premises by Lessee, its employees or licensees.

Lessor shall make all necessary repairs to the structural parts of said premises at its own expense, including the roof, floor, and exterior of said premises, and shall keep the same weathertight during the term of this lease.

7. Time of Repairs by Lessor. In the event it is necessary for Lessor to make any repairs to the warehouse during the term hereof, the same shall be made at the convenience of Lessee in order not to unreasonably interfere with normal working conditions at the warehouse.

8. Lessor's right of Access. Lessor, its agents and representatives, shall, at all times during usual business hours, have free access to said premises for purposes of inspecting the same.

9. Alterations of Premises. Lessee shall make no alterations, additions or improvements in or to the demised premises without Lessor's prior written consent.

10. Sidetracks. Lessor warrants that Lessee shall have the uninterrupted right to use the sidetrack adjacent to the property in common with others. Lessor shall maintain said sidetrack at its own expense, but it shall be the responsibility of Lessee to keep the sidetrack free of trash and

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