

and exterior walls (exclusive of all glass including plate glass). Lessor gives to Lessee exclusive control of premises and shall be under no obligation to inspect said premises. Lessee shall at once report in writing to Lessor any defective condition known to him which Lessor is required to repair, and failure to so report such defects shall make Lessee responsible to Lessor for any liability incurred by Lessor by reason of such defect.

8. Lessee will accept the leased premises in their when completed condition if suited for the uses intended by Lessee. Lessee shall, at his own expense, keep and maintain the said premises and appurtenances and every part thereof, in good order, and repair except portion of premises to be repaired by Lessor under terms of Paragraph 7. Lessee agrees also to keep all fixtures pertaining to heating, air conditioning, water, sewer, electrical and sprinkler system (if any) in good order and repair and agrees also that he is liable for any damage to such heating, air conditioning, water sewer, electrical and sprinkler systems (if any), if such damage is due to negligence of Lessee. Lessee agrees to return said premises to Lessor at the expiration of this lease in as good condition and repair as when first received, natural wear and tear, damage by storm, fire, lightning, earthquake or other casualty alone excepted.

9. Lessee shall install and maintain electric or other artistic signs capable of being illuminated, advertising its business or products sold in the demised premises, provided that the Lessee obtains the necessary permits from the proper governmental authorities for the erection and

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