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toward the restoration and rebuilding of the improvements.

The Tenant shall insure himself against fire or casualty loss and shall carry adequate liability insurance.

UTILITIES. The Tenant shall pay all utility charges, including but not limited to water, sewer, gas, oil and electricity used by the Tenant in the demised premises.

MAINTENANCE AND ALTERATIONS. The Tenant shall keep said premises including plumbing in good and sufficient condition and repair, and shall also redecorate, paint and renovate the demised premises as may be necessary to keep them in proper condition and good appearance. The Tenant shall quit and surrender said premises at the end of said term in as good condition as the reasonable use thereof will permit, and shall not make any alterations, additions, or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made upon the premises except movable office furniture or trade fixtures put in at the expense of the Tenant, shall be the property of the Landlord and shall remain upon and be surrendered with the premises as a part thereof at the termination of the Lease. The tenant further agrees to keep said premises and all parts thereof in a clean and sanitary condition and free from trash, inflammable material and other objectional matter. The Tenant further agrees to keep the sidewalks in front of such ground floor portion of the demised premises clean and free of obstructions. The Tenant agrees to replace at his own expense any and all broken glass on the demised premises.

ASSIGNMENT AND SUB-LETTING. With the prior written consent of the Landlord, the Tenant may assign this Lease or may sublet all or any part of the demised premises for any business or purpose not unlawful or extra-hazardous, but neither such assignment nor such subletting shall release the Tenant from liability for the payment of the rent hereby reserved and the performance of all of the covenants and provisions of this Lease on the part of the Tenant to be performed, unless the Landlord, in any instance, shall expressly consent in writing to such release.

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