

sound condition and shall at all times keep the heating system in good operating condition except for minor adjustments and repairs.

The Lessee agrees to pay the monthly rental herein provided for in advance on or before the 5th day of every month during the term of this lease, and to deliver up possession of the premises to the Lessor, his heirs or assigns, at the termination of the lease, in as good condition as same are now, reasonable wear, fire and other casualty excepted.

The Lessee shall have the right at its own expense to make such changes in the interior of the buildings on the leased premises as it may desire, and shall have the right, at the termination of the lease, or at any time prior thereto, to remove from said premises any and all fixtures, furniture, equipment and other property, including air conditioning equipment, which it may have placed thereon, provided the interior of the buildings are left in as good condition as the same were at the beginning of the term, reasonable wear, fire and other casualty excepted.

The Lessee shall have the right, at any time prior to or during the term of this lease, to erect a shed for the storage of its cars and trucks and other materials at the rear of the building on the leased premises.

In the event of damage to the leased premises by fire or other casualty, the Lessor shall proceed at once to repair and replace the same; if the damage is such as not substantially or unreasonably to interfere with the use of the premises by the Lessee, the rent to be paid shall be abated to the extent that the premises can not be satisfactorily occupied by the Lessee,

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