

keep said premises in a clean and sanitary condition and deliver them at the termination of said lease in as good condition as it finds them.

The Lessor agrees that it will keep the roof and sidewalls in a good state of repair, and any other repairs of any kind will be made by the Lessee.

The Lessee further agrees that it will not assign said lease or sublet the said premises without first obtaining the written consent of the Lessor.

The Lessee further agrees that it will make no alterations or changes in said premises without first obtaining the written consent of the Lessor.

It is agreed that any additions which shall be made to the premises with the consent of the Lessor as above provided shall become a part of the said property and shall belong to said Lessor. However the Lessee may install such trade fixtures or furnishings as may be necessary to properly conduct its business therein and shall have the right to remove said trade fixtures upon the termination of this lease or any renewal thereof provided the premises are left in as good condition as they were at the beginning of this lease and provided further that all rent then due has been fully paid.

It is agreed that should the Lessee's use of this property cause an increase in the insurance rates in the insurance carried on said building that Lessee shall pay such additional rate increase based on the amount of the insurance now carried by Lessor on the property.

IT IS FURTHER AGREED between the parties that if the buildings on said premises are so damaged by fire or other casualty as to render them unfit for occupancy, then this lease may be terminated by either party hereto.

In the event of bankruptcy of the Lessee or in the event said Lessee is placed in the hands of a receiver or should make an assign-