

negligent failure to repair after a reasonable time has elapsed after receipt of written notice of such defects given by the Tenant.

6. The Tenant agrees to make no repairs, improvements, or alterations to the building and premises except at his own expense and without first having obtained the written consent of the Landlord.

7. Should the building or any substantial part thereof be destroyed or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent or a fair and just proportion thereof, according to the nature and extent of the damages, shall be suspended and cease to be payable until the building is restored and made fit for occupancy or use. Should the building be totally or substantially destroyed by fire or other casualty so as to be totally unfit for occupancy or use, this lease may be terminated at the election of either party, notice thereof being first given to the other party.

8. It is agreed that the Tenant reserves the right and privilege, after payment of the rent to the expiration of this lease, of removing any and all trade fixtures and other fixtures of a similar nature which may be installed by or at his expense.

9. The Tenant agrees to use the premises for a textile manufacturing, cutting and sewing business, and will not use or permit said premises to be used, for any unlawful purpose, nor permit thereon anything which may become a nuisance.

10. This lease shall not be assigned, nor shall the premises or any part thereof be sublet, without the written consent of the Landlord, provided however, that permission is hereby given to sublease the portion of the leased premises now sublet for the use of the storage of house furniture and fixtures.

11. The Tenant agrees to surrender said premises at the end of the term of this lease or at any other time herein provided for, in as good condition and repair, ordinary wear and tear excepted, as at the beginning of this lease.

IN WITNESS WHEREOF, The parties hereto have hereunto set their hands