

terior, in good order and repair, provided that the portions in need of repair do not at any time exceed a "partial destruction" as hereinafter defined and provided further that any and all breakage of glass and other damage to said premises caused by the negligence of the Lessees, their agents and employees (except damage resulting from fire) shall be promptly repaired by the Lessees at their own cost and expense, and in the event of their failure to do so, the Lessor shall have the right to make the repairs at the expense of the Lessees, and the costs thereof shall be added to and collectible with the next subsequently accruing installment of rent payable hereunder. In the event of the failure of the Lessor to make repairs required by her to be made as aforesaid, the Lessee shall have the right to make such repairs and deduct the cost thereof from the next subsequently accruing installment or installments of rent payable hereunder, or, at the option of the Lessees, and upon ten days' written notice to the Lessor, this lease shall terminate and cease, and the Lessees shall be relieved and discharged of all further obligations or liability hereunder.

3. The Lessor shall pay, when due, all taxes, assessments or other charges of whatsoever nature (excepting charges to be paid by the Lessees as herein provided) which may be legally levied or assessed against said premises during the term hereof, together with all premiums on fire or liability insurance carried by the Lessor on the demised premises.

The Lessor shall, at her own expense, promptly comply with and execute any and all laws, ordinances, orders, notices, rules, regulations or requirements of any Federal, State, Municipal or other lawful authority, and of the Board of Fire Underwriters, or any other board performing like functions, affecting said premises and shall make any repairs, alterations or additions required by such authority.

4. It is mutually covenanted and agreed, that if,