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shall deliver up the premises and building in as good repair as they were at the commencement of this lease, reasonable wear and decay excepted. In this connection, it is understood that the landlord shall keep in repair any water pipes leading into said building.

(10) Other than as hereinafter specified, the tenant agrees to make no alterations or improvements to the premises and building, except at its own expense, and without first having obtained the written consent of the landlord.

(11) 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 given to the other party.

(12) 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 its expense.

(13) The tenant is hereby given the right and privilege of erecting, maintaining or using any signs on the leased premises, including hanging or extension electric signs, the supports of which may be attached to the building, provided the same shall comply with the laws, ordinances, and regulations applicable thereto of the City, County and State in which the leased premises are situated.

(14) The tenant shall bear at its own expense any and all charges for fuel, heat, water, gas, lights and power used on the leased premises during the term of this lease.