

less, with a depth along Randall Street of 146 feet for parking, storage and other purposes until such time as the Lessor may desire to use the same or any part thereof for building purposes.

During the term of this lease the Lessor shall keep the roof and exterior of the leased premises herein in good and 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 now are, 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.

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 to not substantially or unreasonably 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, until such damage is repaired by the Lessor. Should the leased premises be destroyed or damaged to the extent that same can not satisfactorily be occupied by the Lessee in its opinion, the Lessee shall not be required to pay said rental from the time said destruction or damage occurs until the premises shall be repaired or replaced in a manner satisfactory