

- Page 3 -

similar to those now in the building, and to paint and repair the premises before delivery of possession, and also to build a storage room in the rear of this building.

8. The landlord agrees to keep in good repair the roof, outer walls, gutters and downspouts of the said building. However, the landlord shall not be called upon to make any inspection of or repairs to said building, nor shall the landlord be liable for any damages from leaks or other damages caused by the condition of said roof, outer walls, gutters, or downspouts, should any occur, except those which may occur due to the landlord's negligent failure to repair after a reasonable time in which to make said repairs shall have expired after receipt of written notice by the tenant.

9. The tenant agrees that it will make no repairs, improvements, or alterations to the building and premises except at its own expense, and after having first obtained the written consent of the landlord.

10. 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 shall be terminated at the election of either party, upon giving notice thereof to the other party.

11. This lease shall not be assigned, nor shall the premises or any part thereof be sublet, without the written consent of the landlord.

12. It is mutually agreed that if any installment of rent be past due and unpaid by the tenant for a period of thirty days, or on violation of any of the terms and conditions of this lease which is not corrected within thirty days after written notice by the landlord to the tenant, or if the premises are used for any business other than that specified herein, or if

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