

agrees to keep in good repair the interior, ~~the heating system~~  
~~and the wiring~~ and plumbing and at the expiration of this Lease  
to deliver the premises to the Landlord in as good condition as  
when received, reasonable wear and tear excepted. It is understood  
and agreed, however, that the Landlord shall not be required to  
make inspections to determine the necessity of repairs and that  
he shall not be liable for any damage or loss resulting from his  
failure to repair until after the lapse of a reasonable/after  
receipt of notice of the necessity of repairs.

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 damage, 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 so substantially destroyed by fire or other  
casualty 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.

8. 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 nothing herein shall be  
construed to prevent the Tenant from permitting an associate or  
partner to use a portion or all of the building along with him.

9. It is mutually agreed that if any installment of  
rent be past due and unpaid by the Tenant for a period of thirty  
(30) days or on violation of any of the terms and conditions of  
this Lease which is not corrected within thirty (30) 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

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