

(4) It is understood and agreed that Lessee shall be responsible for the maintenance and the costs of fuel necessary to operate the furnace supplying heat to the leased premises.

(5) It is further understood and agreed that Lessee shall not be responsible for furnishing heat to any other portion of the building than that occupied by Lessee and particularly to any other portion of the building occupied by the Lessor or his other tenants or lessees.

(6) The Lessee will be responsible for the water, lights and power consumed in the area occupied by the Lessee.

(7) Maintenance and breakage of plate glass in the fronts of 19 and 21 East Coffee Street and the rear entrance will be the responsibility of the Lessee.

(8) It is understood and agreed that Lessee shall have the right to make any and all alterations and/or improvements which it desires in and to the leased premises without first obtaining the consent of the Lessor provided said alterations and/or improvements are not of a structural nature. The Lessee shall not make any alterations and/or improvements to the leased premises of a structural nature without first obtaining the written consent of the Lessor thereto.

(9) Lessor specifically grants to Lessee the right to remove the partitions to the office space now located in the leased premises, remodel the same and rearrange said offices to suit the tastes and desires of Lessee provided the foundations, outside walls and other structural portions of the building are not altered or changed.

(10) The Lessor agrees to maintain the roof, outer walls and down spouts of the building, of which the demised premises are apart.

(11) In the event the premises or any substantial part thereof should 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 portion thereof, according to the nature and extent of the damage shall be abated until the premises are restored and again made fit for occupancy and use. Should the premises be so destroyed by fire or other casualty as to be rendered unfit for occupancy or use, this lease shall terminate

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