

VI.

The Lessee may sub-let the demised premises or assign this Lease without the prior consent of the Lessor, provided, however, that the Lessee shall remain liable for the payment of the rent and the performance and observance of all covenants herein provided for the Lessee to perform and observe.

VII.

The Lessor shall be responsible for and shall keep in good repair the roof and outer walls of the demised premises, although it is understood and agreed that the roof and outer walls are recognized by the Lessee to be sound and in good repair at the commencement of this Lease. The Lessor shall not be called upon to make any inspection thereof or repairs thereto, and the Lessor shall not be responsible for any damage resulting from leaks or otherwise caused by the condition of said roof and outer walls, unless and until notice has been given to the Lessor by the Lessee of any defective condition in the roof and outer walls and the Lessor given a reasonable opportunity to repair said roof and outer walls.

VIII.

The Lessee shall be responsible for and shall furnish his own utilities, heating, and plumbing, and he shall be responsible for the maintenance, upkeep, and repairs to all portions of the demised premises except for the roof and outer walls. The Lessee shall have the right to make minor alterations, improvements, and repairs to the demised premises so long as they shall not decrease the value of the property, but any other type of alterations, improvements, or repairs which the Lessee may wish to make must be

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