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insurance or increase the rate of insurance on the premises over and above the rate covering such usage listed above;

(2) To pay all water, gas, heat, electric power, and other charges for utilities used on said premises during the term hereof;

(3) To make such repairs as may be necessary to keep the building (exclusive of the roof, foundation, and outer walls) water pipes, fixtures and accessories in usable condition;

(4) To keep said premises in a clean and sanitary condition, and except from normal wear and tear, to deliver the premises at the end of the term hereof in their present condition and state of repair;

(5) Not to assign this lease or sublet the premises without the prior written consent of the Lessor;

(6) To make no alterations, additions, or changes in the main structure of the building to be erected on the leased premises without prior written consent of the Lessor; and

(7) Lessee shall, during the entire term of this lease, at his own cost and expense, maintain plate glass insurance insuring all plate glass against breakage; and Lessee agrees to furnish Lessor upon demand a certificate of said insurance;

(8) Lessee may install and maintain electric or other artistic signs capable of being illuminated, advertising its business or products sold in the demised premises, provided that Lessee obtains the necessary permits from proper governmental authorities for the erection and maintenance of said

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