

9. The Lessor covenants and agrees that during the continuance of this Lease it will make all necessary repairs to and keep in good condition the roof, outer walls, downspouts, plate glass, and heating equipment of the building on the leased premises. It is understood and agreed that said roof, outer walls, downspouts, plate glass, and heating equipment are upon occupancy by the Lessee considered sound and in a good state of repair, and the Lessor shall not be required to inspect the premises or be liable for any damages on account of the condition of said roof, outer walls, downspouts, plate glass, and heating equipment, except after notice from the Lessee and failure of the Lessor to repair the same within a reasonable time thereafter.

10. Except as is herein provided in the next preceding paragraph, the Lessee agrees to take the premises in their present condition and as suited for the use intended by the Lessee, and agrees to make at its own expense the necessary alterations, improvements, and repairs to the building on the leased premises, save and except those hereinabove provided to be made by the Lessor.

11. The Lessee covenants and agrees that it will not use or permit said premises to be used for any unlawful purpose, nor in violation of any valid regulation of any governmental body, or permit thereon anything which may be or become a nuisance, and that if it shall conduct any operation on said demised premises which shall cause an increase in any fire or other casualty insurance premiums, the Lessee shall be responsible for and shall pay such increase.

12. The Lessee further covenants and agrees that at the expiration of the term of this Lease, it will deliver up said

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