

called upon to make any inspection of, or repairs to, said building, nor shall the Landlord be liable for any damages from leaks or other damages caused by the condition of said roof, outer walls and downspouts, should any occur, except those which may occur as the result of the Landlord's negligent failure to repair after a reasonable time in which to make said repairs shall have expired after receipt of written notice by the Tenant.

7. The Tenant agrees to keep the premises, building and all fixtures, including heating apparatus, pipes, wires and windows, in good order and repaired during the term of this lease, and upon the expiration or termination of this lease shall deliver up the premises, building and fixtures in as good repair as they were at the commencement of this lease, reasonable wear and tear alone excepted.

8. The Tenant agrees that it will make no repairs, improvements or alterations to the premises and building except at its own expense, and after having first obtained the written consent of the Landlord.

9. 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 damages, shall be suspended and cease to be payable until the building is restored and made fit for occupancy. 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 can be terminated at the election of either party upon giving notice thereof to the other.

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