

Repairs  
Insurance  
Alterations

The lessor agrees to comply with all Federal State, County and City laws, ordinances and regulations present or future affecting the demised premises at lessor's own expense.

The said lessor shall be responsible for and keep the exterior <sup>as well as interior</sup> of said premises, including the roofs, skylights, downspouts, gutters, drains, plumbing, electric wiring, plate glass, floors, ceilings, walls, foundations and also sidewalks in front and in rear entrance thereof, in good condition and repair, but not to paint nor decorate interior.

This provision shall also apply to any improvements, changes or alterations made by the lessor or lessee in connection with the demised premises.

In case said lessor shall, after a notice in writing from the said lessee requiring the same, fail or neglect to keep the premises in good repair, then it shall be lawful for the lessee to make such repairs at its own cost and deduct the full amount thereof together with interest thereon from the date of payment out of the rent that may be then or thereafter due in respect to the said premises.

Lessor agrees to keep the building of which the demised premises are a part or the whole insured against loss or damage by fire to the extent of the reasonable insurable value thereof including improvements, alterations and changes made by lessor or lessee.

The said lessor does hereby give to the lessee the right and privilege at all times during the continuance of this lease or any renewal thereof, to make at its own expense such changes, improvements, alterations and additions to the herein leased premises, as Lessee may desire, providing the above mentioned are not of the kind and character that will impair the structural strength of the building of which the herein leased premises are a part or the whole. Any changes, improvements, alterations and additions made by lessee shall immediately become the property of the lessor and shall be considered as a part of the herein leased premises. If at the time of making any changes, improvements, alterations and additions to the herein

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Sign  
Painting  
Heat  
Damage to Lease

leased premises the lessee is obliged, by reason of any state laws or local ordinances, to expend money over and above the sum necessary to alter the premises to suit the special needs of the lessee then the lessor shall reimburse the lessee for all such additional expense.

Alterations on said building to be paid for by lessor according to plans and specifications furnished by lessee. Expense on part of Lessor for said alterations not to exceed \$2,000.00.

The lessee shall have the right to place such signs, electrical or non-electrical, either parallel to the building of which the herein demised premises are a part or the whole, or at any angle thereto, at either front, back, roof or sides, as it may deem necessary or advisable in the conduct of its business.

It is further agreed that the outside store front of said leased premises shall be painted, in the manner and in such colors as designated by the lessee at the expense of lessor.

The lessor agrees to furnish and maintain an adequate steam, vapor or hot water heating plant of sufficient capacity to maintain a temperature of 70° Fahrenheit under all conditions of outside temperature. Heat to be furnished by Lessee.

Lessor agrees that if the premises hereby leased, shall, during said term or previous thereto, be slightly damaged by fire, the elements, war, riots, insurrections, mobs, explosions or other cause, lessor will, at lessor's own expense, cause same to be promptly repaired and restored to the same condition as before such damage was done, and if they are so damaged as to be unfit in whole or in part for occupancy or use in the manner and form as theretofore used lessor shall cause the same to be promptly restored, repaired and rebuilt and the rents hereby reserved, or a fair and just proportion thereof according to the nature and extent of the damages sustained, shall until the said premises shall have been restored to the same condition as before such damage was done, be suspended and cease to be payable until such time as said premises so

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