

TO HAVE AND TO HOLD the said premises and its appurtenances unto the said Lessee, its successors and assigns for the said term.

The Lessee agrees to accept the building as it now stands, to make all repairs, alterations and improvements necessary for his business.

The Lessee agrees to furnish his own heat and fuel for same and to take out and carry adequate boiler explosion insurance.

The Lessee agrees to pay for all water used and charged against his portion of this building.

The Lessor agrees to lease unto the tenant in addition to the first floor space, that portion of the basement now used for heating purposes and fuel storage.

The Lessee agrees to replace, repair or make good all damages to the premises, its equipment and appurtenances, during the term of this lease, except that which may be caused by fire, natural decay, or other casualties. In the event that the premises should be more than fifty per cent (50%) damaged by fire or other casualty, then this lease is terminated without liability of either party. If the damage is less than fifty per cent (50%), the Lessor agrees to restore the same within a reasonable time and the rent shall abate during the period of restoration. Cost of replacing equipment and betterments added to the premises by the Lessee in the event of casualty shall be borne by the Lessee.