

VI.

The Lessee agrees not to assign, underlet or part with the possession of the whole or any part of the demised premises without first obtaining the written consent of the Lessor.

VII.

That the Lessee will keep all and singular the said premises, including the plumbing and heating and elevator and other equipment, in such repair as the same are at the commencement of the said term, or any extension thereof, as may be put in during the continuance thereof, reasonable wear and tear and damage by fire or other unavoidable casualties only excepted, and will promptly replace all glass broken during the said term, or any extension thereof, by other of the same size and quality.

VIII.

That the Lessor will make all outside and structural repairs to said premises and will be responsible for keeping the roof in good condition.

IX.

And it is further agreed between the said parties hereto that in case the building hereby demised shall be partially damaged by fire, the same shall be repaired as speedily as possible at the expense of the said Lessor; that in case the damage shall be so extensive as to render the building untenable, the rent shall cease as until such time as the building shall be put in complete repair; but in case of the total destruction of the premises, or destruction beyond reasonable repair, by fire or otherwise, the rent shall be paid up to the time of such destruction, and then and from thenceforth this lease shall cease and come to an end; Provided, however, that such damage or destruction be not caused by the carelessness, negligence, or improper conduct of the said Lessee, its agents or servants.

X.

It is understood and agreed by the parties hereto