

In said studio, an inventory of said non-expendable furniture, fixtures and equipment being hereto attached and made a part hereof.

2. For and in consideration of the letting of the premises and equipment set-forth in paragraph 1 hereof, the Second Party hereby agrees to pay the total sum of \$175.00 per month which shall be due and payable on or before the 10th day of December, 1949 and on or before the 10th day of each and every month thereafter for the period of one year.

3. It shall be the responsibility of the First Party to maintain the roof and outer walls of the building in a good state of repair and the First Party shall carry necessary plate glass insurance to indemnify it against loss therefrom. Beyond this responsibility, the First Party shall not be charged.

The Second Party shall make no structural changes in the interior of the building without first acquiring the written consent of the First Party and the Second Party shall be responsible for the upkeep and maintenance of the building except for that part which is the responsibility of the First Party: the Second Party shall be responsible for the maintenance and upkeep of the non-expendable equipment set-forth in Schedule 1 hereto attached and at the end of this lease the Second Party shall return the premises as well as the non-expendable equipment in as good condition as when received, reasonable wear and tear excepted.

4. The Second Party shall not have the right to sublet the premises and shall use said premises only as a photographic studio; the Second Party agrees to indemnify First Party for any damage of whatsoever nature and kind arising out of the use of the premises and of the equipment set-forth in Schedule 1 for and during the term of this lease.

5. The Second Party acknowledges that he is leasing the equipment