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the Tenant further agrees to comply with all laws, municipal ordinances and regulations as to the occupancy of said premises.

(5) The Landlord agrees to keep in good repair the roof, outer walls, downspouts, and structural parts of said building. However, it is understood and agreed that the said roof, outer walls, downspouts, and structural parts of said building are considered sound and the Landlord shall not be called upon to make any inspection of or repairs to said building until notified by the tenant of the necessity thereof, nor shall the Landlord be liable for any damages from leaks or other damages caused by the condition of said roof, outer walls, downspouts, should any occur, except those which may occur due to 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.

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

(7) The Tenant agrees that it will maintain a policy of public liability insurance protecting both the Tenant and the Landlord from liability to others on account of the maintenance or lack of maintenance of the premises covered by the lease. The tenant further agrees to maintain the plate glass windows.

(8) The tenant agrees that it will make no material alterations to the premises and building, except at its own expense, and after having first obtained the written consent of the landlord, which consent by the landlord shall not be unreasonably withheld. Provided, however, that the tenant is hereby given permission to take out the brick wall 15 feet or more in length in the rear end of the second floor, so as to connect up and use all of the alley space