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to maintain the roof, gutters and downspouts of said building in a good state of repair, and shall not be liable for injury to persons or damage to property caused by leaks in said roof, gutters or downspouts (except after written notice thereof and inexcusable failure to make such repairs within a reasonable time) or by escaping gas, burst pipes or in any other manner. The Lessee is hereby granted the right to make such minor changes to the building at its own expense as will be necessary for the operation of a modern Five and Ten Cent Store; but no material alteration of its general construction shall be made without the written consent of the Lessor, and upon the termination of said lease the building shall be restored to its original condition at the expense of the Lessee if such restoration be demanded by the Lessor.

The Lessee shall pay for all heat, light, power and water used or contracted for during said term and any extension thereof; shall repair or replace all broken or damaged glass, pipes, wires, fixtures and other appliances and the plumbing and sewerage of said premises and shall make good all other damage to said premises except such as may be caused by natural decay, by lightning or windstorm or by fire not due to the act of said Lessee or of any person on the premises by its permission, express or implied; shall use due and proper care in the occupancy of said premises and shall not make or suffer waste thereof or changes or improvements therein or lease or underlet said premises or any part thereof or assign this lease without the written consent of said Lessor; and the said Lessee shall permit said Lessor or his agents to enter the demised premises at all reasonable hours for the purpose of inspecting the same or of making repairs which said Lessee may neglect or refuse to make in accordance with the terms hereof, and for the purpose of showing said premises to persons who might wish to purchase or rent the same.