

terior structural portions of said building in reasonable good repair, natural decay and wear excepted.

As a part of the consideration for said premises, the Tenant agrees to maintain the interior of said building in a reasonable good state of repair, natural decay and wear excepted, including the installation of a new adequate heating system and a new elevator or lift.

Should the building be partially damaged by fire or other casualty, the rent for the period necessary to repair the same shall be proportionately abated, in proportion to the portion of said premises rendered unfit for use by the Tenant for the purposes for which the same is being used, but should the building be totally destroyed or rendered totally unfit for occupation or use by the Tenant for the purpose for which the same is being used, this lease shall thereupon terminate at the election of either party, provided notice to such effect shall be given to the other party by registered mail.

IT IS FURTHER UNDERSTOOD AND AGREED that the Tenant may attach its usual signs on or about the desired premises provided such signs and other attachments shall comply with all requirements of law and City Ordinances. However, the Tenant agrees to protect and save harmless the Landlord against any liability for damages to persons or property caused by or growing out of the installation and operation of such signs.

IT IS FURTHER AGREED by and between the parties hereto that the Tenant shall keep and hold harmless the Landlord from any and all damages, liability for anything and everything whatsoever arising from or out of the occupancy by or under the Tenant or Tenant's agent or servants, and from any loss or damage arising from any fault of negligence by the Tenant, or failure on the Tenant's part to comply with any of