

the grounds, interior and exterior painting and decorating shall be done by the Lessee at its own expense.

It is agreed that the Lessor will during the term of this lease, pay all taxes on any property covered by this lease and also any premiums on insurance carried on the buildings.

The Lessee further agrees to pay all water, gas, heat and electric power charges used on said premises during the term of this lease and to keep in repair at its own cost all water and fuel pipes, fixtures and accessories and to repair any other damage to the premises that may be caused by negligence and carelessness of said Lessee, its servants, agents and employees, and will make good all breakage of glass and will keep the same in a clean and sanitary condition so as to comply with all health requirements of the County and State, and deliver said premises at the termination of said lease in as good condition as it finds them, ordinary wear and tear excepted.

The Lessee further agrees that it will not assign said lease, or sublet the said premises or any part thereof without first obtaining the written consent of the Lessor.

Should the building on said premises be destroyed or so damaged by fire as to be rendered unfit for occupancy, the rent herein provided, or a proportionate part thereof, shall be abated until said premises shall be restored by the Lessor, or this lease may, at the option of the Lessor be declared terminated.

In the event of the bankruptcy of the Lessee, or in the event it should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, the Lessor may, at his option, declare this lease immediately terminated and may take possession of the premises.

Should the Lessee fail to pay any installment of the rent provided herein within fifteen (15) days after the same