

upon to make any repairs, improvements, or alterations during the term of this lease, and the Tenant agrees to make all such repairs, improvements and alterations during the term of this lease which are deemed necessary, at his own cost and expense. However, the Landlords shall be responsible for repairs to the elevator, which is to be installed, for a period of one year after Tenant takes possession of the premises.

(8) Should the demised premises be destroyed or so damaged by fire or other casualty as to render the same unfit for occupancy, the Landlords agree to restore the same in substantially the same condition as before the destruction, within a reasonable time, and the rental herein provided, or a proportionate part thereof, shall be abated until said premises shall have been restored by the Landlords.

(9) The premises hereby demised shall not be used for any unlawful purpose.

(10) The Landlords covenant that the Tenant shall have quiet and peaceful possession of said property throughout the term of this lease.

(11) The Tenant may not assign this lease or sublet, in whole or in part, the demised premises without first obtaining the written consent of the Landlords, which written consent shall not be unreasonably withheld, however, it is understood that these premises are to be occupied by a corporation to be formed in the State of Pennsylvania and as soon as its organization has been perfected this lease is to be assigned to that corporation, the Tenant to remain responsible for the faithful performance of this lease.

(12) If Tenant continues to occupy the premises after the last day of this lease or an extension thereof and Landlords elect to accept rent thereafter, a monthly tenancy, terminable by either party on not less than one month's notice, shall be created which shall be upon the same terms and conditions, including rental, as those herein specified. Landlords agree to heat the demised premises, heat to be furnished in such a manner that the demised premises will be comfortably heated from the hours of 7:00 o'clock A. M. to 7:00 o'clock P. M., Monday through Saturday of each week during the term of this lease. If for any reason the heating