

- 2 -

account of fire or otherwise, and that at the expiration of this lease he will quit and surrender the premises in as good state and condition as reasonable wear and tear thereof will permit, damage by the elements excepted.

IV.

The lessor agrees that upon the payment of the rent and performance of the covenants on the part of the lessee, lessee may peaceably and quietly have and hold the said premises during the term aforesaid; the lessor further agrees to keep the building structure, including the roof, outside walls, floor and foundation, in good repair and sound condition.

V.

It is further agreed by the parties hereto that in case the leased premises shall be partially damaged by fire, the same shall be repaired as speedily as possible, at the expense of the lessor; that in case the damage shall be so extensive as to render the building untenable, the lessee at his option may declare this lease terminated, or if the building shall be put in complete repair within a reasonable time by the lessor, may continue his occupation under this lease for the full term provided herein, provided in such events the rent shall cease until such time as the building shall be put in complete repair; but in case of total destruction of the premises by fire, or otherwise, the rent shall be paid up to the time of such destruction and from thenceforth this lease shall be terminated.

VI.

It is further understood and agreed that the lessee may sublet the premises herein leased, subject to all the terms, conditions and obligations contained in this lease.

The covenants and agreements herein contained shall be