

property of the Lessee and may be moved by him, at his expense at the expiration of this agreement.

The Lessor agrees to pay taxes, insurance, to maintain the roof and foundation, to make necessary interior and structural repairs not caused by the carelessness of the Lessee or his employees, and to paint the exterior woodwork as may be necessary to preserve same and to prevent unnecessary deterioration.

The Lessor further agrees to furnish water, electricity and heat; ^{fuel for} however, it is understood and agreed that the Lessor will not be responsible for water and electricity costs in excess of the average for the years 1952 and 1953. This excess, if any, will be the responsibility of the Lessee and shall be calculated on the amounts consumed during each lease year, and the Lessee agrees to pay same to the owner or his agent within thirty days of notification of such overage.

In the event the premises shall be destroyed by fire or casualty, or so damaged as to be totally or partially unfit for occupancy and use, then the rent herein reserved, or a fair and just portion thereof, according to the nature and extent of the damage, shall abate and cease to be payable until said building shall have been repaired and made fit for occupancy and use. In the event that fifty percent or more of the premises is so rendered unfit for occupancy, the lease may be terminated at the option of either party. If such option is not exercised within twenty days, the Lessor agrees to rebuild and restore the building as promptly as possible.

The Lessee agrees to make all renovations and remodeling, subject to the consent of the Landlord, and shall also redecorate and paint the interior as may be necessary to keep the premises in proper condition and good appearance, at its own expense. All alterations, additions or improvements which may be made by either of the parties hereto upon the premises except movable office furniture installed at the expense of the tenant, shall be the property of the Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. This paragraph shall not be construed to include lighting fixtures which are the property of the Tenant.