

The Lessee further agrees to pay all water, gas and electric power charges used on said premises during the term of this lease, and to keep the same in a clean and sanitary condition, and to deliver the said premises at the termination of this lease in as good condition as they now are, ordinary wear and tear excepted.

The Lessee may at its option repair and decorate the interior of said premises at any time during the term of this lease and may also erect temporary partition walls at such time and such places as it may deem necessary for the proper operation of its business on the premises.

It is agreed between the parties that if the buildings on said premises should be partially or totally destroyed by fire or other casualty, then this lease at the option of the Lessee may be terminated.

It is further agreed that the Lessor is to keep the buildings in a good tenantable condition, keeping the roof, side-walls, floors, and stairways in a good state of repair at all times, and will keep and maintain the elevator at all times during the term of this lease in good operating condition.

It is further agreed that the Lessee may install machinery, fixtures, and other equipment necessary for the proper operation of its business at any time during the term of this lease, and upon the termination of said lease, the Lessee shall have the right to remove from the premises all such machinery, fixtures or other equipment, provided that all rent then due has been paid.

In the event of bankruptcy of the Lessee or in the event the Lessee is 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 terminated and take immediate possession of the premises.