

I.

The Lessee hereby covenants and agrees with the Lessor, anything in this lease to the contrary notwithstanding, that:

(a) It will pay the rent as herein provided.

(b) It will take good care of the demised premises and fixtures and at its own expense make all interior repairs and replacements caused by its negligence that are necessary to keep the premises in first class order during the term of this lease, said repairs to be made in the class and manner of the original work.

(c) It will at its own expense replace all damaged or broken plate glass or other glass during the term of this lease which glass is damaged or broken by negligence of the Lessee.

(d) It will at the expiration of said lease or upon the lawful termination of this lease quit and surrender the premises and fixtures hereby demised in as good order and condition as when received, reasonable wear and tear and damage by fire, other elements and other causes beyond the control of the Lessee are hereby expressly excepted.

(e) It will furnish and pay for all water, heat, electricity and other public utilities used by it on said premises or those claiming under it, and agree to indemnify the Lessor for any expenses incurred on its behalf in the furnishing of water, heat, electricity or other public utilities.

(f) It will not assign, mortgage or pledge this lease or sublet the demised premises or any part thereof without the written consent of the Lessor, except as hereinafter provided.

II.

The Lessor hereby covenants and agrees with the Lessee as follows:

(a) That he is at the time of the execution of this lease the owner in fee of the premises hereby demised and that he has the right to lease the same for the term aforesaid.

(b) That he will put the Lessee in actual possession of the premises herein demised on or before the first day of July, 1955, and that the Lessee, upon paying said rent and performing the other covenants of this lease, shall peaceably and quietly have, hold and