

the Lessee agrees to accept and agrees to keep in good repair the interior of the building, and upon termination of the lease to surrender said premises in as good condition as when first occupied, reasonable wear and tear and depreciation excepted.

4. The Lessor agrees to keep in good repair the roof, outer walls, gutters and downspouts of said building. However, the Lessor shall not be called upon to make any inspection of said building nor shall the Lessor be liable for any damages from leaks or other damages caused by the condition of said roof, outer walls, gutters, or downspouts, should any occur, except those which may occur due to the Lessor's negligent failure to repair after a reasonable time in which to make said repairs shall have expired, after receipt of written notice by the Lessee.

5. The Lessee agrees that it will make no improvements

or alterations to the building and premises except at its own expense and after having first obtained the written consent of the Lessor.

6. Should the building or any substantial part thereof be destroyed or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent or a fair and just proportion thereof according to the nature and extent of the damage shall be suspended and cease until the building is restored and made fit for occupancy or use. Should the building be totally or substantially destroyed by fire or other casualty so as to be totally unfit for occupancy or use, this lease shall be terminated at the election of either party upon giving 10 days notice thereof to the other party.

7. This lease shall not be assigned nor shall the premises be sub-let without the written consent of the Lessor.

8. It is mutually agreed that if any installment of rent be past due and unpaid by the Lessee for a period of 15 days, or violation of any of the terms and conditions of this lease, or if said business of the Lessee is discontinued, or the premises vacated before the expiration of this lease, or the Lessee go into bankruptcy voluntarily or involuntarily, or if placed in the hands of a receiver