

1.

The Tenant hereby covenants and agrees with the Landlord, 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 it will make no alterations, repairs or improvements without first obtaining the written consent of the Landlord then exercising control over the premises, or his or their duly authorized agent, and the expense for such alterations or repairs will be paid as provided for in the written consent authorizing such repairs, alterations or improvements, except as hereinafter provided.
- (c) It agrees not to permit said building to be used for any unlawful purposes or for any business that may become a nuisance, and the Tenant further agrees to comply with all laws, municipal ordinances and regulations as to the occupancy of said premises.
- (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, damage by fire or other elements and other causes beyond the control of the Tenant are expressly excepted.
- (e) It will furnish and pay for all water, electricity, sewer and other public utilities used by it on said premises, or those claiming under it, and agrees to indemnify the Landlord for any expense 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 Landlord then exercising control over the premises, except as hereinafter provided.

2.

The Landlord hereby covenants and agrees with the Tenant as follows:

- (a) That he is at the time of the execution of this lease the owner in fee of the premises hereby demised; that he has the right to lease the same for the term aforesaid; and that he will indemnify the Tenant for any losses sustained by it as the result of the Landlord not having the right, authority and power to lease said premises for the above term.