

(b) That he will:

1. Repair the floor of said premises and lay a new asphalt floor of such color and design as the Tenant may choose.
2. Remove all temporary fixtures from the interior walls, repair same, and paint such walls the color of the Tenant's choice.
3. Make such repairs as are necessary to the exterior trim and doors of said premises, and paint same the color of Tenant's choice.
4. Construct a solid partition across the interior of said premises, extending from the floor to the ceiling in height and across the entire width of the building on a plane parallel to the floor of said building and feet equally distant from the depth thereof, with a door opening into the lavatory, said partition to be made of substantial and sturdy construction and acceptable to Tenant. For the purposes of this lease agreement, the partition shall be classified and treated as a wall.

(c) The Tenant, upon the payment of the rent provided for herein and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid.

(d) That he will, at his own expense, complete and maintain the exterior walls and roof of said building in good and proper repair during the full term of this lease, and shall, at his own expense, make such repairs to the interior of said premises as may be caused by a faulty roof or leaking walls.

(e) If at any time during the term of this lease, or any renewal thereof, the premises hereby demised shall be declared unsafe or condemned due to their unsafeness, or shall be directed to be repaired or rebuilt by the Building Authorities or Inspectors, or other duly constituted authorities, then this lease shall immediately terminate.

(f) The Landlord further agrees that the basement under the premises hereby demised shall not be leased to any person for any unlawful business or nature (including, but not limited to, noise, smoke, odors, etc.) which would in any manner interfere with the operation of the Tenant's business; and, further, that the lessee of said basement shall have no right to trespass upon the premises herein demised.