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and electric power charges used on said premises during the term of this lease and to keep in repair at its own cost all water and fuel pipes, fixtures and accessories and to repair any other damage to the premises that may be caused by negligence and carelessness of said Lessee, its servants, agents and employees, and will make good all breakage of glass and will keep the same in a clean and sanitary condition and deliver said premises at the termination of said lease in as good condition as it finds them, ordinary wear and tear excepted.

The Lessee further agrees that it will not assign said lease, or sublet the said premises without first obtaining the written consent of the Lessors.

The Lessee further agrees that it will make no alterations or changes in said premises without first obtaining the written consent of the Lessors.

The Lessors agree that they will keep the roof on the building in a good condition of repair, but shall not be liable for any damage caused from fire or other casualty or leaks in said roof unless they shall fail to repair same within a reasonable time after written notice to do so, but any other repairs to be made in order to keep the property in good tenantable condition will be made by the Lessee at its own expense.

IT IS FURTHER AGREED between the parties that if the building on said premises is so damaged by fire or other casualty as to render it unfit for occupancy, then this lease may be terminated by either party hereto.

In the event of bankruptcy of the Lessee or in the event said Lessee is placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessors may, at their option, declare this lease terminated and may take immediate possession of the said premises.