

The Lessees further agree to pay all water, gas, heat and electric power charges used on said premises during the term of this lease and to repair any damage to water pipes, fuel pipes, electrical fixtures, heating and air conditioning equipment that may be caused by negligence and carelessness by Lessees, their servants, agents and employees, and will make good all breakage of glass and will keep said premises clean and in a sanitary condition and will deliver said premises at the termination of said lease or any renewal thereof in as good condition as they find them, ordinary wear and tear excepted.

The Lessees further agree that they will not assign said lease, or sublet the said premises without first obtaining the written consent of the Lessors.

The Lessees further agree that they 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, floors, side walls, plumbing, heating and air conditioning equipment 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. Any decoration or repainting shall be done by the Lessees at their 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 Lessees, or either of them, or in the event said Lessees, or either of them, are placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessors may, at their option, declare