

The Tenant agrees to take the premises as they now stand unless otherwise stipulated herein, and to use same for operating a machine shop, and for no other purpose.

The Tenant further agrees to pay all water, gas, heat and electric power charges used on said premises during the term of this lease and to keep in repair at his 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 Tenant, members of his family, 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 he finds them, ordinary wear and tear excepted.

The Tenant further agrees that he will not assign said lease, or sublet the said premises or any part thereof without first obtaining the written consent of the Landlord.

The Tenant shall be permitted to make additions or repairs on the building during the term of this lease with the understanding that any additions that may be added thereto by said tenant to the building shall become the property of the Landlord upon the termination of this lease or any renewal thereof.

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

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