

2.

4. That during the life of said lease, it will provide at its own expense, such lights, heat, water and other utilities as it may require, and will make any and all repairs and replacements to said building, (including painting, all breakage of glass and all necessary plumbing or electrical repairs) necessary to keep and maintain said building in good usable condition or reasonably necessary for the preservation and protection thereof, except that the Lessor shall make any repairs needed on the roof and side walls of the building that may be necessary to keep said building in a tenantable condition.

5. That if it should fail to perform any of the covenants and agreements herein set forth, after written notice from Lessor or fail to pay the rent as herein provided, Lessor may, at its option, declare this lease terminated and take immediate possession of the premises or may take legal action to enforce the terms hereof.

6. That should Lessee, or any subsequent Lessee or assignee, be placed in the hands of a receiver, or make an assignment for the benefit of creditors or in the event of its bankruptcy, Lessor may, at its option, declare this lease terminated and take immediate possession of the premises.

The Lessor covenants and agrees:

1. The Lessor shall keep the roof covering the premises in usable condition at all times and the Lessee shall maintain the second floor leased, including the water works therein.

2. The Lessee with the written permission of the Lessor may make such additions, alterations and improvements upon the

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