

be receipted for same, such transaction to be shown by a suitable receipt from the Lessee to the Lessor. The Lessee and Lessor agree also to share equally normal maintenance of heating equipment but it is agreed that the Lessor shall pay for expenses connected with the replacement of parts and for mechanical failure of the heating equipment.

(3) Normal maintenance of the air conditioner shall be borne by the Lessee. Repairs and replacements for mechanical failures on the air conditioner shall be borne by the Lessor.

(4) Repairs and replacements for mechanical failures of the plumbing facilities shall be borne by the Lessor.

(5) Lessee agrees that it will at its own expense maintain the interior of said premises in a reasonably good state of repair, replacing all broken glass, and at the termination of said lease, will deliver up the premises in as good condition as they shall be upon the date of occupancy thereof, reasonable wear and tear excepted.

(4) That in the event of the bankruptcy of Lessee or shall it be placed in the hands of a receiver or make assignment for the benefit of creditors, and the same not be fully discharged within ninety (90) days from the occurrence thereof, the Lessor may at his option declare this lease terminated and take immediate possession of the premises.

(5) The Lessee agrees that no business shall be conducted on the said premises permitting the consumption of alcoholic beverages upon said premises.

The Lessor covenants and agrees:

(1) That he will make any necessary repairs to the roof of the leased premises within a reasonable time after the necessity for such is called to his attention by written notice, but he shall not be liable for any damage resulting to Lessee's property until he has had a reasonable opportunity after such notice to make the necessary repairs. The Lessor also agrees that if he

(Continued on Next Page)