

thereafter in advance during the term of this lease.

Lessee accepts the building, as is and further agrees that he will make no major improvements or alterations without the written permission of the Lessor. It is further agreed that the Lessee will repair or replace any plate glass if damaged or destroyed. The ordinary window of small size will be the responsibility of the Lessor. The Lessor, also, is responsible for the maintenance and repair of the roof, which is agreed between the parties to be sound at this time.

This lease cannot be assigned or sub-leased without the written permission of the Lessor, and it is further agreed that the Lessee will not use this building or the premises for any purpose other than as a general photography studio and those things generally done by a photographer.

It is further agreed that, should the Lessee be in default in any monthly payment and should said default continue for a period of thirty days, the Lessor at his option shall treat the Lessee as a tenant holding over contrary to the terms of this lease.

In the event the building situate upon said premises shall be damaged by fire or other casualty to such an extent as to render the said building unfit for the purposes for which the same is being used by the Lessee, the Lessor shall have a reasonable time to make repairs or rebuild said building and replace the same in a substantial manner as said building was before it was damaged or destroyed. During the time when said building is being repaired or rebuilt, no

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