

4. The Lessor agrees that during the term of this Lease she will make the necessary repairs to the roof, outer walls and downspouts of the building on the leased premises and it is agreed that said roof, outer walls and downspouts, upon occupancy by the Lessee, are considered to be sound and in a good state of repair.

5. The Lessee shall have the right to conduct any business on said leased premises that is not in violation of the State or County laws and the Lessee further covenants and agrees that it will not use or permit said premises to be used for any unlawful purpose or permit anything thereon which may be or become a nuisance, and that it will not permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or other casualty or which may render any increase or extra premium payable for such insurance.

6. The Lessee further covenants and agrees with the Lessor that it will make, at its own expense, all necessary alterations, improvements and repairs to the building on the leased premises, save and except those hereinabove provided to be made by the Lessor. It is understood that the Lessor shall keep the outside of the building in good repair and shall replace all breakage of glass not caused by the negligence of the Lessee, including the roof. It is further agreed that the Lessor will replace any light fixtures that may be necessary to furnish adequate lighting, but it is agreed that the present lighting fixtures as constituted are adequate and the replacement of any bulbs shall be the responsibility of the Lessor. The Lessor further agrees that she will keep in good