

and other structural portions of the building, (including plumbing, not the fault of the Lessee), in order that the premises may be used by the Lessee for the purposes for which leased, without damage to the products stored therein on account of leaks, seepage or otherwise, and in the event the Lessor shall fail or refuse to repair or restore said building to a usable condition within a reasonable time after demand by Lessee to do so, which shall at no time exceed thirty (30) days for the beginning of repairs, the Lessee may make said repairs and reimburse themselves for the cost thereof by deducting the amount so expended from future installments of rent.

7. Lessee agrees to keep interior of said premises in good order and is hereby responsible for any and all damages to said premises caused and occasioned by the acts of commission of the personnel of said Lessee and Lessee further agrees that the premises herein demised shall not be used for any unlawful purpose, and that they will return the premises at the expiration of this lease or extension thereof in as good condition as at the commencement thereof, ordinary wear and tear or damage from the elements excepted.

8. The lessee shall have the right, subject to the prior approval of the Lessor, if they should so elect, to make any changes in the premises herein, leased, provided the cost of same shall be borne by the Lessee, and at the expiration of the term of this lease, they shall not be required to restore the building to the condition in which it now is, and at the expiration of the term of this lease, such changes and improvements so made shall be the property of the Lessor.

9. In the event that the leased premises shall become untenable as a result of fire, tornado or any other cause not the fault of the Lessee, the Lessee shall be relieved of the payment of rental during such time as said premises remain untenable, or either the Lessor or the