

IV

The Lessee agrees:

- (a) To pay the rent as hereinabove provided;
- (b) To use and occupy the premises in a lawful and careful manner, and not use same for any purpose deemed extra hazardous on account of fire or otherwise;
- (c) To make no alterations or additions in and to the premises without the written consent of the Lessor, which consent shall not unreasonably be withheld;
- (d) To keep the interior of the building in good state of repair and to surrender the premises at the expiration of this lease, or renewal thereof, in as good condition as received, reasonable wear and tear excepted;
- (e) To maintain insurance against damage or loss by fire or other perils, of any contents placed in the building by the Lessee;
- (f) To have all accounts for water, electricity, and other utilities placed in the name of the Lessee, and pay all accounts therefor when due;
- (g) Not to assign this lease without the written consent of the Lessor; provided, such consent shall not be unreasonably withheld;
- (h) To indemnify and save harmless the Lessor from any liability attributable to losses or damages to property, or injuries to persons occurring on the leased premises or resulting from the use of said premises by the Lessee and to take out adequate liability insurance to cover such indemni-

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