

premises to be used for any unlawful purpose nor permit anything thereon which may be or may become a nuisance, and that he will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire, and the Tenant agrees to pay any additional fire insurance premium required by reason of the use of the premises, and agrees to comply with all laws, Municipal Ordinances and regulations as to occupancy of the said premises.

6. The Landlord agrees to maintain and keep in good repair the roof, outer walls, gutters and downspouts and the Tenant agrees to keep in good repair the interior, the wiring, plumbing, heating and air conditioning and at the expiration of this lease to deliver the premises to the Landlord in as good condition as when received, reasonable wear and tear excepted. It is understood and agreed, however, that the Landlord shall not be required to make inspections to determine the necessity of repairs and that he shall not be liable for any damage or loss resulting from his failure to repair until after the lapse of a reasonable time after receipt of notice of the necessity of repair.

7. Should the building, or any substantial part thereof, be destroyed or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent or a fair and just proportion thereof, according to the nature and extent of the damage, shall be suspended and cease to be payable until the

(CONTINUED ON NEXT PAGE)