

V

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The Lessee shall have the right to sublet part or all of ~~that part formerly occupied by Mary's Record Shop~~ ^{AFORESAID PREMISES}, after first obtaining the written consent of the Lessor.

VI

The Lessor agrees to keep in good repair and condition during the term of this lease or any extension thereof the roof, outer walls, downspouts, floor, and structural portions of the demised premises. The Lessor shall not be liable for any damages from leaks or other causes resulting from the condition of the roof, outer walls, downspouts, floor, and structural portions, should any occur, except those which may result from the Lessor's failure to repair any defects therein, but then only after written notice of such defects given by the Lessee to the Lessor and a reasonable time to make such repairs has elapsed. Except as herein provided, the Lessor shall not be called upon to make any repairs or alterations, and the Lessee agrees to take the demised premises in its present condition. The Lessor shall not be responsible for any damage caused to the Lessee by the acts or omissions of any of the other Tenants of the Lessor in the building in which the demised premises are located.

VII

The Lessee shall keep the demised premises, including the heating and air-conditioning units, wiring, light fixtures, glass, and plumbing, in good order and repair during the term of this lease or any extension thereof, and upon the expiration or termination thereof, the Lessee shall deliver up to the Lessor the demised premises in as good repair and condition as they were at the commencement of this lease, reasonable wear and tear excepted.

VIII

The Lessee shall have the right at any time to remove its trade fixtures and other property, including the heating and air-conditioning units and systems, attached to or placed in or upon the demised premises, whether attached to the premises or