

of the fixtures of the Lessor which the Lessee may have removed in order to install said fixtures.

(13) The Lessee has hired the leased premises without any representations on the part of the Lessor as to the present or future condition of the leased premises, other than as contained in the Lease.

Except with respect to the structural walls, floor, and roof, the Lessor shall not be responsible for any defect or change of conditions in or about the premises, nor for any damage to the same; the Lessee shall be solely responsible for maintenance of the premises in a good and safe condition and the Lessor shall not be responsible for any injury to any person, nor for damage to any goods or things occasioned by any defect or condition in or relating to the premises.

(14) The Lessor shall have the right to enter the premises at reasonable hours in the day or night to examine the same, or to make such repairs as he shall deem necessary for the safety, preservation or restoration of said premises, or for the safety or convenience of the occupants thereof (there being no obligation, however, on the part of the Lessor to make any such repairs, except as to the structural walls, floor, and roof); provided that all such repairs shall be made in a reasonable manner and shall not unreasonably disturb the Lessee, and the Lessor shall also have the right to exhibit the premises to prospective purchasers, and the right to exhibit the premises to pro-

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