

upon occupancy by the Lessee, considered sound and in a good state of repair and the Lessor shall not be required to inspect the premises or be liable for any damages on account of the condition of said roof, outer walls, and downspouts, except after notice from the Lessee and failure of the Lessor to repair the same within a reasonable time thereafter.

8. Except as herein provided in the next preceding paragraph, the Lessee agrees to take the premises in their present condition and as suited for the use intended by the Lessee, and agrees to make at his own expense the necessary alterations, improvements, and repairs to the building on the leased premises, save and except those hereinabove provided to be made by the Lessor.

9. The Lessee further covenants and agrees that at the expiration of the term of this lease he will deliver up the demised premises in as good condition as they shall have been in at the beginning of the term of this lease, reasonable wear and tear excepted.

10. The Lessee covenants and agrees that he will furnish at his own expense during the term of this lease all utilities, heating, and air conditioning, including the heating and air conditioning units used on said premises.

11. If the building on the demised premises be partially damaged by fire or other casualty, the Lessor shall, within a reasonable time, restore said building to substantially the same condition as before the fire or other casualty, and a proportionate part of the rental herein provided shall be abated

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