

(2) That he will put the Lessee in actual possession of the hereby demised premises at the beginning of the term aforesaid, and that the said Lessee, on paying the said rent and performing the covenants herein agreed by it to be performed, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the said term and any extension thereof as hereinafter set forth.

(3) That he will keep said premises free and clear of any and all mechanics' liens on account of any repair, alterations, or improvements which he may be obligated to make under this Lease.

(4) That he will make, from time to time, such repairs to the premises as are necessary to maintain the roof and exterior walls of the premises and the downspouts located on such exterior walls and such repairs to the interior of the premises as are necessary to maintain the interior of the premises and as are deemed major repairs to the interior. It is hereby understood that repairs exceeding \$100.00 in cost are deemed major repairs.

(5) That in the event he fails to pay any taxes payable by him hereunder, or to keep said premises free and clear from any and all mechanics' liens, or to make any repair, alterations, or improvements to said premises which he is obligated to make hereunder, the Lessee may (but shall not be obligated to do so) pay said taxes, discharge said mechanics' liens, and make said repair, alterations or improvements, and deduct the cost thereof from the rent.

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