

repairs to the exterior of the building including structural parts.

It is understood that if any leak should occur, the Tenant shall immediately notify the Landlord and the Landlord shall not be responsible for any damages to the goods of the Tenant unless the damages shall have occurred after the Landlord has written notice of the leak and reasonable opportunity thereafter to repair same.

5. The Tenant agrees to pay for any heating, water, gas or electricity consumed on the demised premises.

6. If the building on the leased premises shall be partially or totally destroyed or damaged by fire, windstorm or other casualty, to the extent of more than fifty percent (50%) of the value thereof, this lease shall immediately terminate and upon such termination, Tenant shall be refunded his proportionate part of any unearned rent. If said building shall be partially destroyed or damaged by fire, windstorm or any other casualty, to the extent of less than fifty percent (50%) of the value thereof, the Landlord shall commence as soon as practicable after the insurance inspection of said premises is completed, to prosecute with diligence the repairing and restoring of said building to substantially the condition in which it was at the time of the happening of such fire, windstorm or other casualty, all at Landlord's expense, and from the date of the happening of such fire, windstorm or other casualty until the building is so repaired and restored, the rent shall abate in such proportion as the part of the building actually rendered unfit for Tenant's use bears to the total building herein leased.

7. The Landlord agrees that the said Tenant shall enjoy the quiet and peaceable possession of the said premises, for and during said term, free from the claims of all persons whomsoever; and the Tenant agrees that he will make no offensive use of the said premises and will keep the same in good repair, and at the end of said term, or any sooner termination thereof, he will deliver the same to the Landlord in as good condition as when received by him, natural wear and tear excepted.

8. The said Tenant further agrees that he will make all payments of rent promptly as the same become due; that Tenant shall be liable for damages (normal wear and tear excepted) to said premises or to plumbing.

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