

## SECTION IV.

USE OF THE PREMISES

The premises are to be used for the purposes of supplying to the public short order food and eating facilities. Lessee shall restrict its use to such purposes and shall not use or permit the use of the premises for any other purpose without the written consent of Lessor or Lessor's authorized agent.

## SECTION V.

RESTRICTIONS ON USE

Lessee shall not use the premises in any manner that would increase risk covered by insurance on the premises and result in an increase in the rate of insurance or cancellation of any insurance policy, even if such use may be a furtherance of Lessee's business purposes. Lessee shall not keep, use or sell anything prohibited by any policy of fire insurance covering the premises and shall comply with all requirements of the insurers applicable to the premises necessary to keep in force the fire and liability insurance. Lessee shall not allow any waste or nuisance on the premises or use it or allow the premises to be used for any unlawful purpose.

## SECTION VI.

UTILITIES

Lessee shall arrange and pay for all utilities furnished for the purposes of the term of this Lease, including electricity, gas, water, sewer and telephone service.

## SECTION VII.

REPAIRS AND MAINTENANCE

Lessee shall maintain the premises and keep them in good repair at its expense except for the roof, which will be maintained in good condition by the Lessor. Lessee shall maintain and repair windows, doors, plate glass, adjacent sidewalks, parking area, building exterior and interior walls, and heating and air-conditioning units.