

W. 1109 W. 115

III. TAXES

During the term of this lease, Lessor shall pay all taxes and assessments imposed on the demised premises by any lawful authority.

IV. LIGHTS, HEAT, WATER AND SEWER

During the term of this lease, Lessor shall provide for lights, heat, water and sewer charges reasonably necessary for the proper use and enjoyment of said premises; and Lessee shall, in addition to the rental herein stated, pay for all lights, heat, water and sewer charges.

V. REPAIRS

It is understood and agreed that Lessee accepts said premises in the physical condition in which the same now are, and that Lessor shall be under no obligation whatever to make any repairs or replacements to said premises during the term of this lease; except in the event of damage by fire as hereinafter provided.

VI. IMPROVEMENTS BY TENANT

Lessee may at any time during the term of this lease make to the buildings on said demised premises such alterations or improvements as it may elect but it is agreed that all such alterations and improvements and additions shall be and become a permanent part of the real estate, and as such the property of Lessor.

All repairs and improvements made by Lessee to the heating, lighting, and plumbing systems shall be considered a part of the real estate and as such the property of Lessor, but Lessee may remove all shelving, counters, showcases or other merchantile appliances belonging to Lessee which can be removed without injury to the building.

VII. USE OF PREMISES

It is expressly agreed that this lease is executed in order that Lessee may conduct upon the demised premises the business of pipe and boiler insulation and that said premises shall not be put to any other use without the written consent of Lessee.

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