

5. The Lessee covenants and agrees:

(a) To pay all water, gas, heat, electric power and other charges for utilities used on said leased premises during the term of this lease or any extension thereof;

(b) To be responsible for the maintenance and repair of all portions of the interior of the building (including replacement of all broken or damaged glass - window glass or plate glass, maintenance of plumbing, heating, air conditioning systems, electric wiring, and equipment, all hardware, all door and window screens), which is not the responsibility of the Lessor under the provisions of this lease, in a state of good repair, and to surrender said premises at the expiration of this lease in substantially the same condition as they were at the beginning thereof, ordinary wear and tear and damage by casualty, fire or other elements excepted:

(c) To pay all license fees and permits assessed or charged by reason of the operation of its business on said premises and all taxes levied against its property located on said premises;

(d) To pay all ad valorem property taxes and assessments against the property and the improvements thereon;

(e) To maintain and replace as needed, at its own cost and expense, the following equipment: Heating and air conditioning equipment, the title to remain in the Lessee.

6. It is mutually agreed by the Lessor and the Lessee:

(a) The Lessee, at its own expense, shall have the right to make such repairs, improvements, changes and alterations in and to the demised premises as it shall deem necessary or desirable in its use and occupancy of the demised premises, provided, however, that the Lessee shall not, without the prior written consent of the Lessor, alter the front or the architectural design of the demised premises or make any structural alterations to the demised premises, or make any repairs, improvements, changes or alterations which might result in excessive use or overload of the mechanical facilities such as plumbing, heating, electrical wiring and equipment and air conditioning. The Lessee, at its own expense, shall have the right at any time to remove all or any part of shelving, furniture, fixtures, and other equipment of any and every nature whatsoever, installed or brought by it on the demised premises. Lessee shall not be required to restore any changes resulting from alterations or additions but shall repair any damage resulting from removal of any alterations or additions or property Lessee;

(b) If the said building on the leased premises shall be damaged by fire or other casualty to the extent not exceeding eighty per cent (80%) of the value thereof, the

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