

building, sprinkler system, water pipes, fixtures and accessories in usable condition including any necessary minor repairs to the roof provided the cost thereof shall not exceed One Hundred (\$100.00) Dollars in any one year, and to keep said premises in a clean and sanitary condition and deliver them at the termination of said lease in as good condition as it finds them, reasonable wear and tear excepted.

The Lessors agree that they will keep the outer walls, roof, gutters, downspouts and foundation of said building in a good state of repair and will if it becomes necessary during the term of the lease replace the roof or make any major repairs thereon that may be necessary.

The Lessee further agrees that it will not assign said lease, or sublet the said premises without first obtaining the written consent of the Lessors.

The Lessee further agrees that it will make no alterations or changes in said premises without first obtaining the written consent of the Lessors.

It is agreed that any additions which shall be made to the premises with the consent of the Lessors as above provided shall become a part of the said property and shall belong to said Lessors. However the Lessee may install such trade fixtures or furnishings as may be necessary to properly conduct its business therein and shall have the right to remove said trade fixtures and furnishings upon the termination of this lease or any renewal thereof provided the premises are left in as good condition as they were at the beginning of this lease, reasonable wear and tear excepted, and provided further that all rent then due has been fully paid.

It is agreed that should the Lessee's use of this property cause an increase in the insurance rates in the insurance carried on said building that Lessee shall pay such additional rate increase based on the amount of the insurance now carried by Lessors on the property.