

shall maintain at all times fire and extended coverage insurance upon the machinery, trade fixtures and appliances located upon said premises in an amount equal to or in excess of seventy-five per cent (75%) of the value of said machinery, trade fixtures and appliances. Furthermore, the Lessee agrees to pay all license taxes and other taxes on the operation of its business upon the leased premises and all taxes and assessments lawfully levied or assessed against the equipment, furniture, fixtures and other personal property purchased by it or owned by it and brought upon the leased premises.

(10) The Lessee shall have the right to install suitable partitions and office and business fixtures in said premises. It being understood that the cost of such installation together with the cost of re-locating trade fixtures, appliances, pipes, wires and machinery incurred in connection with the installation of said partitions, office and business fixtures shall be borne solely by the Lessee.

(11) The Lessee shall keep the premises and all fixtures in good order and repair during the term of this lease and upon the expiration or termination thereof deliver up the premises, building and fixtures to the Lessor in as good repair as they were in at the commencement of this lease, reasonable wear and tear alone excepted. The Lessee agrees to replace all broken or damaged glass in the windows or other parts of the leased premises at its own expense.

(12) The Lessee agrees to make no repairs, improvements or alterations to the premises and building of a structural nature without first having obtained the written consent of the Lessor and upon obtaining said written consent, said repairs, improvements and alterations shall be done at the sole expense of the Lessee.