

- (c) It will at its own expense replace all damaged or broken plate glass or other glass during the term of this lease, which glass is damaged or broken by negligence of the Lessee.
- (d) It will, at the expiration of this lease or upon the lawful termination of this lease, quit and surrender the premises and fixtures hereby demised in as good order and condition as when received, reasonable wear and tear and damage by fire, or other elements and causes beyond the control of the Lessee, are hereby expressly excepted.
- (e) It will furnish and pay for all water, heat, electricity, and other public utilities used by it on said premises or by those claiming under it, and agrees to indemnify the Lessor for any expenses incurred on its behalf in the furnishing of water, heat, electricity, or other public utilities.
- (f) It will not assign, mortgage or pledge this lease or sublet the demised premises, or any part thereof, without the written consent of the Lessor, except as hereinafter provided.

## II.

The LESSOR hereby covenants and agrees with the Lessee as follows:

- (a) That he is at the time of the execution of this lease the owner in fee of the premises hereby demised and that he has the right to lease the same for the term aforesaid.
- (b) That he will provide, install and keep in proper repair and working order on said premises a suspended gas heater.
- (c) That if at any time during the term of this lease the premises hereby demised shall be declared unsafe or condemned due to unsafeness, or shall be directed to be repaired or rebuilt by the building authorities or inspectors or other duly constituted authorities, then this lease shall automatically terminate, and all rents which have been paid in advance shall be refunded to the Lessee.
- (d) That he will at his own expense keep and maintain the exterior walls and roof of said building in good and proper repair during the full term of this lease and at his own expense make such repairs to the interior of said premises as may be caused by a faulty roof or leaking walls.

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