

repair the heating plant and maintain it during the term of this Lease but it is distinctly understood that the Lessee shall pay for all public utilities such as electrical bills, gas bills and water bills for the lighting and heating of said building.

7. The Lessee further agrees that at the expiration of the term of this Lease, it will deliver up said premises to the Lessor in as good condition as they shall have been in at the beginning of the term of this Lease, natural wear and tear alone excepted.

8. Should the building on the leased premises be totally destroyed or damaged by fire or other casualty so as to render the same substantially unfit for occupancy by the Lessee, this Lease may, at the option of the Lessor or Lessee, be terminated.

~~If the building on said premises is only partially unfit for use by the Lessee, the rent or a fair portion thereof shall abate accordingly.~~ 7X. H.

9. Should the Lessee fail to pay any installment or the rent within thirty (30) days after the same shall become due or fail to perform any of the covenants and agreements herein contained, the Lessor may, ~~at her option declare the rental for the entire term immediately due and payable and proceed to collect the same or may~~ 711. H. declare this Lease terminated and take immediate possession of the premises, collecting the rents up to the time of the retaking of such possession.

10. The Lessor agrees that the Lessee shall have the right to erect at its expense any neon signs and connect the same to the building or any other signs that do not damage the premises.