

3. The Lessee agrees to keep the building, glass, doors and windows in good repair as same now are or may be placed at any time by the Lessor and as often as same may be required. Upon the expiration of this lease said premises are to be in as good condition as reasonable use and natural decay and wear will permit.

4. The Lessor agrees to keep the exterior including the roofs in good normal tenable condition as well as the floors of said premises and the Lessor shall <sup>not</sup> be called upon to make inspections of all repairs to the roofs until notified by the Lessee of the necessity thereof, and the Lessor shall not be held liable for any damage from leaks should any occur. The Lessor shall not be called upon to make repairs or alterations during the term of this lease except to the roofs and floors, it being understood that the Lessee may make any changes in the interior arrangement necessary to its business at its own expense. Attention is called to the fact that one plate glass window needs repairs and that such necessity was apparent before the Lessee occupied the building.

5. The Lessee further agrees that it will in all respects comply with the city ordinance and requirements of the health authorities and particularly as to keeping said premises and alleys adjacent thereto, free and clear from all filth, refuse and obstructions.

6. And the Lessee hereby gives the Lessor a lien upon any and all property of the Lessee to be kept in use upon said premises, to be enforced in like manner as a chattel mortgage, whether exempt from execution or not, for all rent due or to become due by virtue of this lease.

