

The lessee agrees to take the building as it now stands and stipulates that the same is in good condition. The lessor shall not be required to furnish any utilities or to make any repairs, improvements or alterations to the building with the exception that the lessor will maintain the outside walls and roof only. The lessee agrees that the outside walls and the roof are in good condition and that the lessor will not be responsible for damages resulting from the faulty state thereof except upon written notice by the lessee and failure of the lessor to repair the same within a reasonable time. The lessee will be responsible for all other repairs and maintenance and shall make no alterations or additions to the building without the consent of the lessor.

Light fixtures have been installed in the building and these shall remain the property of the lessor. All other fixtures, appliances and equipment will be installed by the lessee who shall have the right to remove the same at the termination of this lease, which shall include the extensions granted hereunder.

Plate glass insurance shall be maintained with each party paying one-half of the premium. The lessor may take out the insurance and pay the premiums, informing the lessee of his pro-rata charge therefor.

The lessee agrees to hold the lessor harmless from any damages or claims during the period of this lease and resulting from claims or damages arising with respect to the building or the lessee's occupancy there of.

This lease shall not be assigned or the premises sublet without the written consent of the lessor. The lessor may terminate this lease upon the lessee becoming in arrears in the payment of one (1) month's rent. The filing of a petition in bankruptcy or the appointment of a receiver or trustee, or the filing of any petition involving insolvency will terminate this lease at the option of the lessor.

*W. W. B.*  
*A. E. S.*