

term of this lease. The rent shall be payable monthly in advance on or before the 15th day of each and every lease month during the term.

4. The Lessor agrees to keep in good repair the roof and outer walls of said building and it is understood and agreed that the roof and outer walls of the premises, shall, upon the occupancy by the Lessee under the lease, be considered sound and the Lessor shall not be under any liability to pay any damages from leaks or other damages caused by the condition of said roof and outer walls, should any occur, except such leaks and damages that may be due to the Lessor's neglect after notice from the Lessee and after the expiration of a reasonable time to repair said portions of the building.

5. It is expressly agreed that the Lessor shall not be called upon to make any repairs or alterations to the leased premises during the term of this lease and the Lessee hereby agrees to take the premises just as they stand on September 1, 1952 and shall require of the Lessor the use of said premises for the business of the Lessee and no other.

6. 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, will deliver up the premises, building and fixtures to the Lessor in as good repair as they were at the commencement of this lease, reasonable wear and tear alone excepted.

7. 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, such repairs, improvements or alterations shall be done at the sole expense of the Lessee. The Lessee shall have the right to place signs on the building at its expense but agrees that no signs will be placed or installed which violate municipal or state laws and such signs will