

enjoy the demised premises during the term of this lease and the renewal thereof.

(c) That he will provide and install a boiler and radiators for use in heating the premises.

(d) If at any time during the term of this lease or the renewal thereof the premises herby demised shall be ordered to be condemned due to unsafeness or shall be directed to be repaired or rebuilt by the building authorities or inspectors or other duly authorized authorities, then the lease shall terminate.

(e) That he will at his own expense keep and maintain the exterior walls and roof of said buildings 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 leaking roof or leaking walls.

III.

The following stipulations are expressly agreed and agreed to by both the Lessor and the Lessee:

(a) If the premises are slightly damaged by fire or otherwise they shall be promptly repaired by the Lessor and an abatement shall be made for the rent corresponding with the time during which and the extent to which the premises could not be used by the Lessee after the damage occurred and before repairing. In the event of a partial destruction of the premises such as to render them unsuitable for the business of the Lessee or if said premises are completely destroyed by fire or otherwise, then the Lessor shall have the right to terminate said lease at its option and if any rent has been paid in advance the Lessor agrees to refund said rent.

(b) The Lessee or those claiming under it is hereby given the right and privilege when said premises are vacated to remove any and all machinery, fixtures, merchandise, signs and equipment, air conditioning units and any other movable fixtures which the Lessee or its assigns may have placed in or upon the demised premises at his own expense.