

coverage".

The Lessee further covenants and agrees:

(1) To accept the premises when the aforementioned building is completed thereon according to said plans and specifications and ready for occupancy and to use the same only for warehouse and accompanying office purposes in connection with its business of storing, selling and distributing loom parts and related textile machinery and such other products as the Lessee shall from time to time manufacture, sell or distribute;

(2) To pay all water, gas, heat, electric power and other charges for utilities used on said premises during the term hereof;

(3) To make such repairs as may be necessary to keep the building (exclusive of the roof, foundation, and outer walls), sprinkler system, water pipes, fixtures and accessories in usable condition;

(4) To keep said premises in a clean and sanitary condition and, except for normal wear and tear, to deliver them at the end of the term hereof, or extension thereof, in their present condition and state of repair;

(5) Not to assign this lease or sublet the premises without the prior written consent of the Lessor;

(6) To make no alterations, additions, or changes in the main structure of the building to be erected on the leased premises without the prior written consent of the Lessor; and

(7) To permit the Lessor, from time to time, to enter the leased premises at reasonable hours for the purpose of inspecting the same to determine the extent of compliance by the