

The Lessee shall keep the demised premises in good order and repair during the term of this Lease, and, upon the expiration or termination of the Lease, it shall deliver up the demised premises in as good repair as they are at the commencement of the Lease, reasonable wear and tear excepted, and as provided in Paragraph XII of this Lease.

VIII

The Trustees shall provide heat to the demised premises in sufficient amount during the months when the temperature requires heat to make the space comfortable. In the event of war, scarcity of fuel, or for any other reason beyond the control of the Trustees, if a sufficient amount of fuel is not reasonably obtainable; it is agreed that a fair and equitable adjustment of the rental will be made between the Lessors and the Lessee during the period when the heat is inadequate as a result of such uncontrollable conditions. The Trustees shall provide and maintain in good repair adequate plumbing and plumbing facilities and any water needed therefor. Lessee shall have the entire responsibility for maintenance and repair of air conditioning system, as Lessee deems necessary or desirable. The Lessee further agrees to be solely responsible for all costs of water, electricity and any other utilities expressly including but not limited to electricity and water for all air conditioning. The Lessee shall provide all air conditioning or cooling necessary for the fur storage vault at its sole expense.

IX

The Lessee shall have the right and privilege to alter,

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