

the negligence or carelessness of the Lessee or its agents. It is agreed that the roof, outer walls, downspouts and structural portions of the building are considered sound and Lessor shall not be called upon to pay any damages from leaks should any occur or from any defects therein except after notice from Lessee and the lapse of a reasonable length of time within which to repair the same has expired.

It is understood and agreed that Lessee shall have the right to renovate and remodel the building at any time and from time to time in any way that it sees fit, provided said renovation and remodeling does not change the structural nature of the building.

In consideration of the premises, Lessee hereby covenants and agrees that it will pay to Lessor a rental of \$2,160.00, payable in equal monthly installments of \$60.00, in advance on or before the tenth day of each calendar month during this lease.

Lessee covenants and agrees with Lessor that it will not use or permit said premises to be used for any unlawful purpose or permit thereon anything which may be or become a nuisance, and that it will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or extended coverage or which may render any increase or extra premium payable for such insurance, and that during the term of this lease it will make at its own expense all necessary repairs save and except those hereinabove provided to be made by Lessor, and that at the expiration of the term of this lease it will deliver up said premises in as good and the same condition as they were at the beginning of this lease, reasonable wear and tear alone excepted.

Lessee may assign this lease or sublet the premises without the consent of the Lessor, provided Lessee shall remain liable for the payment

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