

part shall notify said second party that the said rooms are ready for occupancy. The party of the second part agreed to keep and maintain the said rooms in a good state of repair as they are turned over to it, natural wear and tear alone excepted; the said second party agreed not to drive nails into or to otherwise mar or injure the above described premises without the consent of the party of the first part.

The party of the second part agreed not to use the said rooms for any purpose that will increase the insurance risk in said building, and further agreed not to use said rooms for any purpose prohibited by the statutes of the state of Delaware, or ordinance of the City of Newark.

The party of the second part agreed to place no signs other than gold leaf, upon the doors or windows of said building, and further provided that no signs of any kind, character or description shall be placed in, attached to, or used in said building, except said gold leaf signs as herein set out, unless on written consent of said first party.

It is expressly mutually agreed and understood by both parties hereto that the party of the first part will not be liable for any damage caused to said second party by any other tenant in said Blue Building, or for leakage of water pipes, etc., in said building.

The Party of the second part hereby agrees and covenants that he will keep and occupy said premises for the full term of five years, paying therefor the sum of One hundred and fifty (150.00) Dollars per annum in advance.

It is hereby mutually agreed and understood that the party of the second part shall make all repairs of any kind and nature to said premises during the existence of this lease, except those caused by fire, the act of God or a public enemy.

It is further mutually agreed between the parties that should the premises hereby demised be rendered unfit for occupancy by reason of fire, act of God or public enemy, that during the time the same are unfit for occupancy the rent reserved in this lease covering such period shall be suspended.

The second party further agrees ^{not to} sublet any portion of the above described premises without the consent in