

General form—Heated.

This lease made _____ [year], between _____, of _____, as lessor, and _____ of _____, as lessee, witnesses:

Lessor, in consideration of the agreements below mentioned, to be kept and performed by lessee, leases to lessee, the premises in the city of _____, county of _____, and state of _____, known and described as follows: _____, to be occupied for _____ and for no other purpose whatever; rental to include use of rooms, elevator service, watch service, heat when necessary from October to May, each year from _____ a.m. to _____ p.m., and steam power not to exceed _____ horsepower for _____ hours per day from _____ a.m. to _____ a.m. and from _____ p.m. to _____ p.m., or subject to a schedule furnished from time to time by lessor, all additional power to be paid for at the rate of \$ _____ per _____ horsepower per month, the amount used to be determined by lessor by any of the usual methods. The maximum amount of power used at any one time to be the basis of calculation.

To have and to hold the same, unto lessee, from _____ [year], until the _____ day of _____ [year].

And lessee, in consideration of this demise, agrees with lessor as follows.

1. To pay as rent for premises the sum of \$ _____ payable in _____ instalments of \$ _____; each in advance upon the first day of each and every month of the term, at the office of _____ in _____, with interest at the rate of _____% per annum after due until paid.

2. Lessee has examined and knows the condition of premises and has received the same in good order and repair, except as herein otherwise specified, and no representations as to the condition or repair thereof have been made by lessor or the agent of lessor, prior to, or at the execution of this lease, that are not herein expressed or indorsed hereon; and that lessee will keep premises in good repair, including all shafting and connections, all pulleys, belting, steam and other pipes and valves, replacing all broken glass with glass the same size and quality as that broken; and will keep premises and appurtenances, including catch basins, vaults, and adjoining alleys, in a clean, healthy and insurable condition, according to the city ordinances, and direction of the proper public officers, during the term of this lease, at lessee's own expense and will, without injury to the roof, remove the snow and ice from the same when necessary, and clean the snow and ice from the sidewalks, in front of premises, and on the termination of this lease, in any way, will yield up premises to lessor in good condition.

3. Lessor shall not be liable for any damage occasioned by failure to keep premises or the elevators leading thereto in repair, and shall not be liable for any damage done or occasioned by or from plumbing, electric light wires, gas, water, steam, or other pipes, or sewerage, or the bursting, leaking or running of any cistern, tank, washstand, water closet, or waste pipe, in, above, on or about building or premises, nor for damage occasioned by water, snow or ice being on or coming through the roof, skylight, trapdoor or otherwise, nor for any damages arising from acts or neglect of tenants or other occupants of the same building, or of any owners or occupants of adjacent or contiguous property.

4. Lessee will not allow premises to be used for any purpose that will increase the rate of insurance thereon, and will pay all extra insurance on building, if any is required on account of extra risk in the lease of premises; nor for any purpose other than that specified above, nor to be occupied in whole or in part by any other person, and will not sublet the same, or any part thereof, nor assign this lease, without, in each case, the prior written consent of lessor, and will not permit any transfer, by operation of law, of the interest in premises acquired through this lease, and will not permit premises to be used for any unlawful purpose, or purpose that will injure the reputation of the same or of the building of which they are a part, or disturb the tenants of such building or the neighborhood, and will not permit the same to remain vacant or unoccupied for more than 10 consecutive days; and will not permit any alteration of or on any part of premises, nor paint or put any signs on building or in the halls or stairways or on the walls thereof without the written consent of lessor; all alterations and additions to premises to remain for the benefit of lessor, unless otherwise provided in the above consent.