

(10) Should the storeroom on the demised premises be destroyed or so damaged by fire or other casualty as to render the same unfit for occupancy, the Landlord agrees to restore said storeroom in substantially the same condition as before the destruction, within a reasonable time, and the rental herein provided or a proportionate part thereof shall be abated until said premises shall have been restored by the Landlord.

(11) The Landlord covenants that the Tenant shall have quiet and peaceful possession of said property throughout the duration of this lease.

(12) The Tenant shall have the right to assign or sublease the within premises without the consent of the Landlord. However, any such assignment or subleasing shall not release the Tenant from liability on this lease.

(13) The Tenant covenants and agrees with the Landlord that he will not use nor permit said premises to be used for any unlawful purpose nor permit thereon anything which may be or become a nuisance, and that he 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 which may cause the Landlord to have to pay a fire insurance premium at a rate in excess of that which he is forced to pay by reason of the business conducted by the Tenant.

(14) The Tenant agrees to use the demised premises for the operation thereon of a store for the retail sale of shoes and accessories.

IN WITNESS WHEREOF, The Landlord and Tenant have hereunto set their hands and seals the day and year first above written.

Witnesses:

Rafael Lopez

[Signature]
As to Landlord.

[Signature]
[Signature]
As to Tenant.

[Signature] (SEAL)
Landlord

[Signature] (SEAL)
Tenant.