

The Lessees hereby covenant and agree that they will not engage in the sale of alcoholic beverages upon these premises.

The Lessor agrees to keep the roof on the building situate on these premises in proper repair. However, it is understood and agreed between the Lessor and the Lessees that all other repairs and improvements will be at the expense of the Lessees.

The Lessees covenant and agree:

(1) That they will make such improvements to the leased premises as may be necessary for their business and at their own expense, and all such improvements shall become the property of the Lessor at the termination of said Lease.

(2) That the Lessees will furnish such lights, power and water as they may require at their own expense.

(3) That at the termination of said Lease the Lessees will deliver up said premises as good condition as they shall be at the beginning, reasonable wear and tear along excepted.

(4) That if the Lessees shall breach the terms of this Lease and fail to correct said breach within ten days after written notice thereof, the Lessor may at his option declare this Lease terminated and take immediate possession of the premises, collecting all rents up to the time of retaking possession, it being understood that this remedy is not exclusive but it shall be in addition to such other remedies as the Lessor may have under the laws of this State.

(5) In event of the bankruptcy of the Lease or should the Lessees be placed in the hands of a receiver or make an assignment for the benefit of creditors the Lessor may, by his option, declare this lease terminated and take immediate possession of said premises.

(6) And the Lessees do hereby covenant that they will not assign this Lease nor sublet the premises nor any part thereof without the written consent of the Lessor.

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