

8. Should the buildings or any substantial part thereof be destroyed by fire or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent, or a fair and just proportion thereof, according to the nature and extent of the damage, shall be suspended and cease to be payable until the buildings are restored and made fit for occupancy and use. Should the buildings be totally destroyed by fire or other casualty so as to be totally unfit for occupancy or use, this Lease shall be terminated at the election of the Lessors, notice thereof being given to the Lessee. In the event the Lessors shall not terminate the Lease, the buildings shall be restored within six (6) months from the date of loss or damage.

9. It is understood and agreed that the Lessee will use said premises for the operation thereon of a store for the sale of general furniture store and kindred lines of goods and merchandise for retail and/or wholesale.

10. The Lessee will not allow said premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinabove specified, nor to be occupied, in whole or in part, by any other person, and will not sublet the same, nor any part thereof, nor assign this Lease, without in each case the written consent of the Lessors first had, and will not permit any transfer, by operation of law, of the interest in said premises acquired through this Lease Agreement; and will not permit said premises to be used for any unlawful purpose or purpose that will injure the reputation of the same or of the buildings of which they are a part, or disturb the lessees of other buildings in the neighborhood; and will not permit the same to remain vacant or unoccupied for more than ten consecutive days; and will not permit any alteration of or upon any part of said demised premises, except by written consent of the Lessors. All alterations and additions to said premises shall remain for the benefit of the Lessors unless otherwise provided in said consent as aforesaid.

11. It is agreed that the Lessee reserves the right and privilege at the expiration of this Lease of removing any and all trade fixtures and other fixtures of a similiar nature which may be installed by and at the expense of the Lessee, provided the rental payalbe hereunder shall have been paid in full. Any and all improvements and additions of every nature and kind not coming within the classification of furniture and trade fixtures, however, shall become and remain the property of the Lessors.

12. The Lessee is hereby given the privilege to erect, maintain and use any signs on the leased premises, including hanging or extension electric signs, the supports of

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