

that the Lessee may remove the brick wall 79.7 feet in length now running lengthwise of said building and dividing it into separate stores, said Lessee agrees that at the termination of this lease he will pay the Lessor a sum of money equal to one-half the amount it would then cost to replace said wall.

(5) That he will neither do nor permit anything to be done which might render void or voidable any policy or policies insuring said building against loss by fire or which might render any increase or extra premium payable for such insurance.

(6) That the Lessor shall keep the said building insured against loss by fire in some reputable fire insurance company or companies, for not<sup>less</sup>/than \$20,000.00, with loss payable to the Lessor and the Lessee will, from time to time within ninety days after being notified in writing as to the amount of said premium, reimburse the Lessor for one-half the premium or premiums on the first \$20,000.00 of such insurance.

(7) That during the life of said lease, he will at all times hold the Lessor harmless from any claim or claims by workmen, employees, or members of the public, resulting from or alleged to result from defects in said building, or repairs, or alterations thereto, excepting only such claims as might arise from repairs being made by the Lessor to the roof thereof.

It is Mutually Covenanted and Agreed:

(1) That immediately upon execution of this agreement the Lessor will give written notice to the tenants now occupying said premises to vacate the same as soon as possible, and in no event later than December 31, 1944. If any tenant or tenants should fail to vacate said premises by January 1, 1945, the Lessee will assume responsibility for enforcing his right to possession, but may do so in the name of the Lessor, as may be