

It is further understood and agreed and made a part of this Lease that the Lessees are to make no improvements, changes, remodelling or alterations in the premises without the written consent of the Lessor. It is further understood and agreed that the premises described in this Lease or any part thereof cannot be sub-leased without the written consent of the Lessor. It is further understood and agreed that only the first floor of the store building heretofore referred to is hereby leased to the said Lessees and no other part of said building or surrounding property is included herein.

It is further understood and agreed that the Lessor shall during the term of this Lease maintain the outside walls and roof of this building in good condition, but the maintenance and repairs to the inside of said building shall be made by the Lessees at their expense. Likewise, the Lessees shall be required to replace any breakage of glass, pipes or any other fixtures in said building which breakage shall be occasioned by its occupancy of said building.

In the event the building situate upon said premises shall be damaged by fire or other casualty to such extent as to render the same unfit for the purposes for which the same is being used by the Lessees, this Lease upon the happening of such event shall thereupon terminate.

It is further understood and agreed that in the event of the bankruptcy of the Lessees, voluntary or involuntary, the Lessor may, at his option, declare said Lease terminated and null and void.

It is further understood and agreed that all the terms and conditions of the demise of this property are contained in